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## 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**

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

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

**Table 1.2.2 Local plans and local plan precincts**

<b>Local plans and local plan precincts</b>	
(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)
	e. Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area)
	(ii) Precinct CAL LPP-2 (Kings Beach Hospitality Area)
	(iii) Precinct CAL LPP-3 (Moffat Beach/Shelly Beach)
	(iv) Precinct CAL LPP-4 (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)
	(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)

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

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

**Table 1.2.3 Overlays**

<b>Overlays</b>	
(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**

<b>Development codes</b>	
<b>Statewide codes</b>	
(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
<b>Use codes</b>	
(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

<b>Development codes</b>	
(k)	Home based business code
(l)	Industry uses code
(m)	Market code
(n)	Multi-unit residential uses code
(o)	Nature and rural based tourism code
(p)	Relocatable home park and tourist park code
(q)	Residential care facility and retirement facility code
(r)	Rural industries code
(s)	Rural uses code
(t)	Sales office code
(u)	Service station code
(v)	Sport and recreation uses code
(w)	Telecommunications facility code
(x)	Utility code
<b>Other development codes</b>	
(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**

<b>Planning scheme policies</b>	
<b>Planning scheme policies relating to Part 7 (Local plans)</b>	
(a)	Planning scheme policy for Landsborough (urban design guidelines)
(b)	Planning scheme policy for Sippy Downs Town Centre
<b>Planning scheme policies relating to Part 8 (Overlays)</b>	
(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
<b>Planning scheme policies relating to Part 9 (Development codes)</b>	
(l)	Planning scheme policy for the utility code
(m)	Planning scheme policy for development works

Planning scheme policies	
(n)	Planning scheme policy for the nuisance code
(o)	Planning scheme policy for the reconfiguring a lot code
(p)	Planning scheme policy for the transport and parking code
(q)	Planning scheme policy for the waste management code
Planning scheme policies relating to Part 10 (Other plans)	
(r)	Planning scheme policy for 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*<sup>1</sup>.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:-
- the Act; or
  - the *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.

<sup>1</sup> 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.



## 3.2 Strategic intent

### 3.2.1 Shaping growth – an overview

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

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

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

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

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

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

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

### 3.2.2 A new economy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **3.2.3 Greenspace for generations**

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

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

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

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

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

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

# Strategic Framework Map 1 Land Use Elements

## Defined Management Boundaries

- Urban Growth Management Boundary (Note 1)
- Rural Residential Growth Management Boundary (Note 1)

## Land Use Categories

- Urban Area (Note 1)
- Rural Residential Area (Note 1)
- Industry and Enterprise Area
- Rural Enterprise and Landscape Area (Note 2)
- Major Sport and Recreation Open Space (Note 3)
- Major Conservation Area (Note 4)
- Further Investigation Area

## Activity Centre Network

- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local (Full Service) Activity Centre (Note 5)
- Specialist Regional Activity Centre - Sunshine Coast Airport

## Major Transport Elements

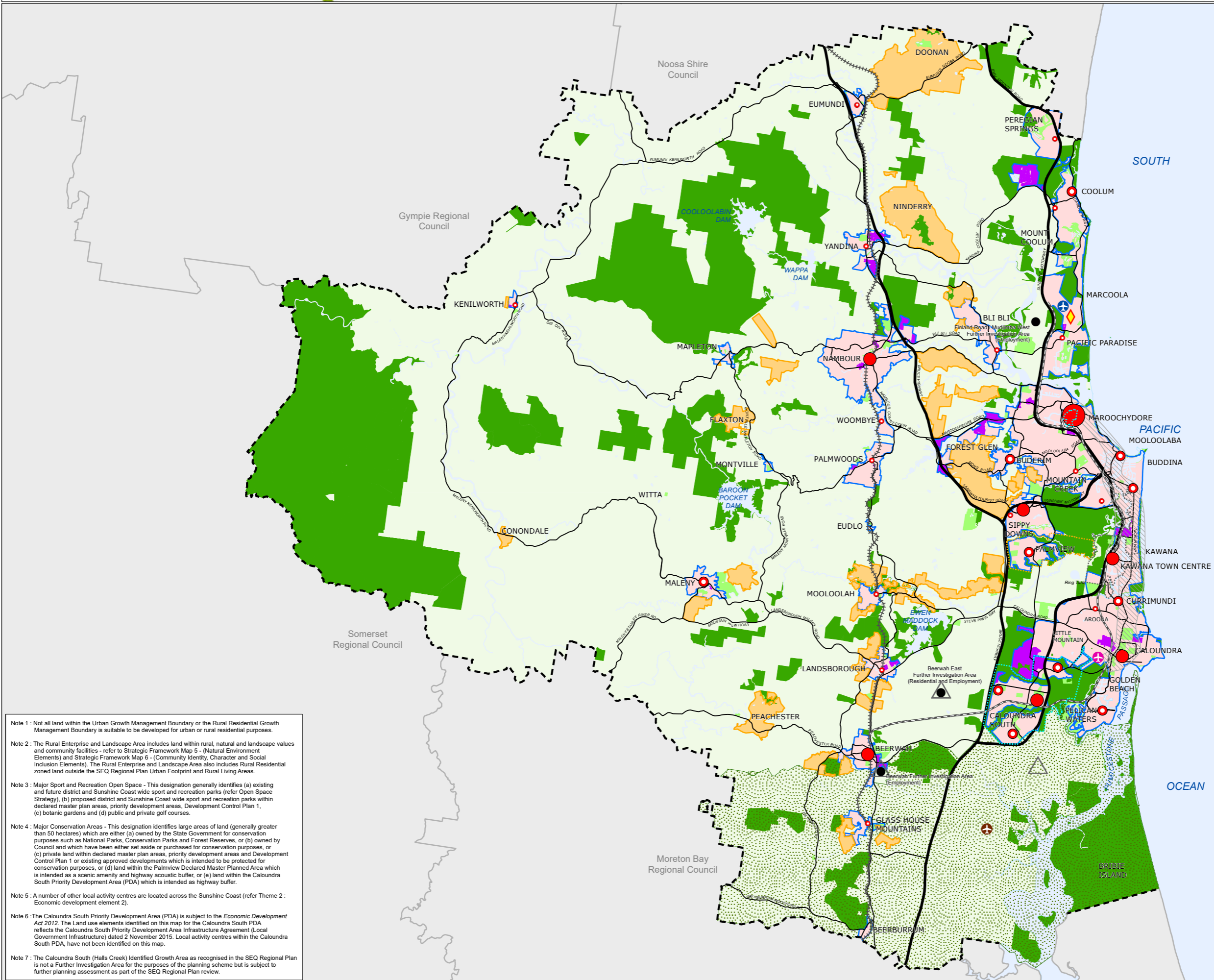
- Highways and Motorways
- Road
- North Coast Rail Line (subject to upgrade investigations)
- Dedicated Public Transport Corridor - CAMCOS
- Maroochydore to Caloundra Priority Transit Corridor
- Sunshine Coast Airport
- Caloundra Aerodrome
- Possible Future Aerodrome

## Major Landscape Elements

- Regional Inter-urban Break

## Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- 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)
- Priority Development Area (subject to the *Economic Development Act 2012*) (Note 6)
- SEQ Regional Plan Identified Growth Area (Note 7)
- Ocean, Waterways and Waterbodies



**Note 1:** Not all land within the Urban Growth Management Boundary or the Rural Residential Growth Management Boundary is suitable to be developed for urban or rural residential purposes.

**Note 2:** The Rural Enterprise and Landscape Area includes land within rural, natural and landscape values and community facilities - refer to Strategic Framework Map 5 - (Natural Environment Elements) and Strategic Framework Map 6 - (Community Identity, Character and Social Inclusion Elements). The Rural Enterprise and Landscape Area also includes Rural Residential zoned land outside the SEQ Regional Plan Urban Footprint and Rural Living Areas.

**Note 3:** Major Sport and Recreation Open Space - This designation generally identifies (a) existing and future district and Sunshine Coast wide sport and recreation parks (refer Open Space Strategy), (b) proposed district and Sunshine Coast wide sport and recreation parks within declared master plan areas, priority development areas, Development Control Plan 1, (c) botanic gardens and (d) public and private golf courses.

**Note 4:** Major Conservation Areas - This designation identifies large areas of land (generally greater than 50 hectares) which are either (a) owned by the State Government for conservation purposes such as National Parks, Conservation Parks and Forest Reserves, or (b) owned by Council and which have been either set aside or purchased for conservation purposes, or (c) private land within declared master plan areas, priority development areas and Development Control Plan 1 or existing approved developments which is intended to be protected for conservation purposes, or (d) land within the Palmview Declared Master Planned Area which is intended as a scenic amenity and highway acoustic buffer, or (e) land within the Caloundra South Priority Development Area (PDA) which is intended as highway buffer.

**Note 5:** A number of other local activity centres are located across the Sunshine Coast (refer Theme 2: Economic development element 2).

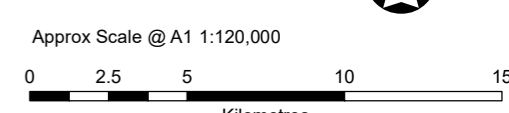
**Note 6:** The Caloundra South Priority Development Area (PDA) is subject to the *Economic Development Act 2012*. The Land use elements identified on this map for the Caloundra South PDA reflects the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) dated 2 November 2015. Local activity centres within the Caloundra South PDA, have not been identified on this map.

**Note 7:** The Caloundra South (Halls Creek) Identified Growth Area as recognised in the SEQ Regional Plan is not a Further Investigation Area for the purposes of the planning scheme but is subject to further planning assessment as part of the SEQ Regional Plan review.

This Strategic Framework map graphically represents elements of the Settlement Pattern theme at a conceptual level and is not intended to be interrogated at the cadastre level.

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### 3.4 Economic development

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

#### 3.4.1 Strategic outcomes

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

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

- (f) A network of well-designed, connected and accessible activity centres are provided across the Sunshine Coast with uses and activities which reflect their role and function.
- (g) Activity centres are vibrant, mixed use places that provide a focus for business investment, employment, residential and community vitality. Buildings and places within activity centres contribute to the character and identity of their local area.
- (h) Activity centres are connected by an efficient and integrated *transport network* and are well-designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (i) Maroochydore is the principal *regional activity centre* for the Sunshine Coast providing for the largest mix of high order retail, commercial, administrative, community, cultural, recreational, entertainment activities and a range of housing options to service the Sunshine Coast. Maroochydore is a well-designed place, focussed around central parkland, regional community facilities and a regional transport hub and is well connected to surrounding places. Maroochydore is the city centre of the Sunshine Coast.
- (j) Maroochydore is supported by well-designed and connected major *regional activity centres* at Kawana, Sippy Downs, Caloundra and Caloundra South and at Nambour and Beerwah.
- (k) Caloundra is the dominant major regional centre for the southern part of the region providing a wide mix of tourism, sport, recreation, cultural, community, education, health, commercial, employment, residential and service activities. Caloundra is known as the 'City of beaches' with a strong community heart focussed around a new town square and Bulcock Street. Development is encouraged to activate the centre with new residential, business and employment opportunities and improved connectivity.
- (l) Nambour is the dominant major regional centre for the hinterland communities. Beerwah is a smaller *regional activity centre* servicing the southern hinterland communities. These centres are priority investment areas for the Sunshine Coast hinterland.
- (m) Kawana Town Centre and the adjoining Sunshine Coast University Hospital provide significant business, residential, health, employment and education opportunities.
- (n) Sippy Downs Town Centre is a key location for research, education, learning, innovation and investment that supports an appropriate mix of university based business, employment, residential and community activities.
- (o) Caloundra South Town Centre is the centre servicing the growing Caloundra South community but is subservient to Caloundra.
- (p) The Sunshine Coast Airport is a specialist activity centre providing an expanded range of aviation, aerospace, business, tourism and employment opportunities which promote the region, attract investment and support tourism on the Sunshine Coast.
- (q) Regional employment areas are well-designed and connected, providing opportunities for high concentrations of specialised employment, including science and technology, health, education, training and professional services activities. Regional employment areas are located within and surrounding major *regional activity centres* and major institutions including the University of the Sunshine Coast and the Sunshine Coast University Hospital and the Sunshine Coast Airport.
- (r) Sub-regional employment areas provide opportunities for a diverse mix of science and technology based commercial activities and specialist services in appropriate locations. Health, education and training opportunities are also provided around sub-regional scale educational facilities and hospitals.
- (s) The Sunshine Coast's industry and enterprise areas provide opportunities for high value industry and related enterprise which contribute to the strength and diversity of the economy and improved employment opportunities. Industry and enterprise areas are well-designed and accessible to major transport routes to attract niche business and industry investment and are appropriately serviced and connected to contemporary, business grade telecommunications infrastructure as well as being connected to other centres, employment areas and communities. Industry and enterprise areas are protected from encroachment by *sensitive land uses*.

- (t) Rural lands are protected and support a range of innovative and sustainable agribusinesses which contribute to the Sunshine Coast economy including niche food and beverage product and value adding production in a clean environment. Agricultural land class A and class B<sup>6</sup>, 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;

<sup>6</sup> 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) hospitality areas in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live music which creates a vibrant atmosphere; and
  - (v) creative industries and cultural and community activities which contribute to economic and community vitality.
- (e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, *parks* and civic spaces, together with a significant proportion of housing that creates opportunities for *affordable living* and meets transit oriented development and universal access and design principles.
- (f) Activity centres are well connected by an efficient public transport system and *active transport* network and are designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.



- (g) High quality *infrastructure* networks encourage and support business growth and development within activity centres
- (h) The Sunshine Coast Airport is developed as a regional aviation, business and enterprise area which serves regional, national and international tourism and residential travel needs, encourages investment and provides significant employment opportunities.

**Table 3.4.3.1 Activity centre network**

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

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

### 3.4.4 Element 3 – Employment areas

#### 3.4.4.1 Specific outcomes

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

**Table 3.4.4.1 Employment areas**

Description	Location	Applicable local plan or structure plan
<b>Regional employment areas</b>		
<b>General</b>	<ul style="list-style-type: none"> <li>Maroochydore Principal Regional Activity Centre</li> <li>Kawana Major Regional Activity Centre</li> <li>Sippy Downs Major Regional Activity Centre</li> </ul>	<ul style="list-style-type: none"> <li>Maroochydore/Kuluin local plan</li> <li>Development Control Plan No.1 (Kawana Waters)</li> <li>Sippy Downs local plan</li> </ul> <p>Editor's note—part of the</p>

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

### 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><b>Regional industry and enterprise areas</b></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"> <li>• Coolum Industrial Park</li> <li>• Sunshine Coast Airport Industrial Park</li> <li>• Sunshine Coast Industrial Park</li> </ul>	<ul style="list-style-type: none"> <li>• Coolum local plan</li> <li>• Maroochy North Shore local plan</li> <li>• Caloundra West local plan</li> </ul>
<p><b>Sub-regional industry and enterprise areas</b></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"> <li>• Beerwah Industrial Area</li> <li>• Caloundra South Industrial Park</li> <li>• Caloundra West Industrial Estate</li> <li>• Forest Glen Industrial Area</li> <li>• Kawana Industrial Area</li> <li>• Kunda Park Industrial Area</li> <li>• Kuluin Industrial Area</li> <li>• Landsborough Industrial Area</li> <li>• Maroochydore Industrial Area</li> <li>• Mooloolaba Harbour Industrial Area</li> <li>• Nambour East Industrial Area</li> <li>• Yandina Industrial Area</li> </ul>	<ul style="list-style-type: none"> <li>• Beerwah local plan</li> <li>• Not applicable</li> <li>• Caloundra West local plan</li> <li>• Forest Glen/Kunda Park/Tanawha local plan</li> <li>• Kawana Waters local plan</li> <li>• Forest Glen/Kunda Park/Tanawha local plan</li> <li>• Maroochydore/Kuluin local plan</li> <li>• Landsborough local plan</li> <li>• Maroochydore/Kuluin local plan</li> <li>• Mooloolaba/Alexandra Headland local plan</li> <li>• Nambour local plan</li> <li>• Yandina local plan</li> </ul> <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>

### 3.4.6 Element 5 – Tourism and tourism focus areas

#### 3.4.6.1 Specific outcomes

- (a) To support the preferred pattern of settlement, development provides for tourist oriented activities and services to be concentrated within the tourism focus areas identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)** and described in further detail in **Table 3.4.6.1 (Tourism focus areas)**.

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

**Table 3.4.6.1 Tourism focus areas**

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

### 3.4.7 Element 6 – Rural enterprise

#### 3.4.7.1 Specific outcomes

- (a) Rural enterprise and landscape areas are protected as a key element of the character, lifestyle and environment attributes that contribute to the Sunshine Coast's natural (competitive) advantage.
- (b) Rural enterprises and other complementary uses which contribute to the regional economy and provide essential services to rural areas are encouraged to establish in rural areas.
- (c) Opportunities for new agribusiness in rural areas are encouraged, including niche food and beverage products and value adding production in a clean environment.
- (d) Agricultural land class A and class B<sup>7</sup>, strategic cropping land (SCL) and potential SCL are protected from intrusion by incompatible land uses and remain available for ongoing productive use.
- (e) Rural enterprise is undertaken on a sustainable basis that capitalises upon the availability of agricultural land and other natural resources, including mineral resources, forestry resources, fishery resources and water resources.
- (f) Commercial and recreational fishing industries and associated businesses are supported through the protection of marine and freshwater habitats that support these industries.

### 3.4.8 Element 7 – Creative industries and home based business

#### 3.4.8.1 Specific outcomes

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

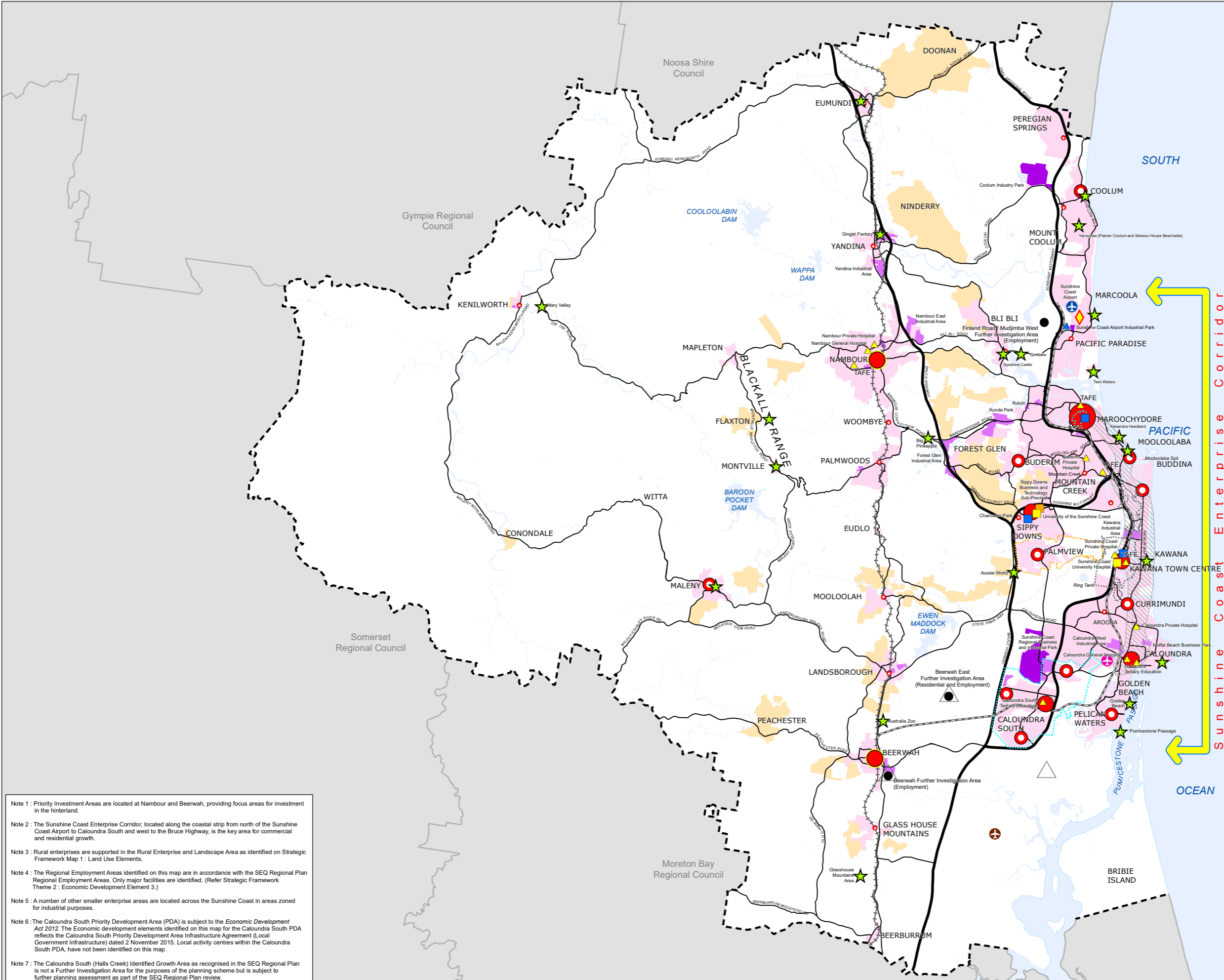
### 3.4.9 Strategic framework maps

**Strategic Framework Map SFM 2 (Economic development elements)** identifies elements of the strategic framework as relevant to the economic development theme<sup>8</sup> and in particular identifies the following:-

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

<sup>7</sup> Note—development should also have regard to the economic significance of 'important agricultural areas' mapped under the state planning policy.

<sup>8</sup> Editor's note—not all elements of the economic development theme can be spatially represented.



## Strategic Framework Map 2 Economic Development Elements

- Land Use Categories**
- Urban Area
  - Rural Residential Area
- Activity Centre Network**
- Principal Regional Activity Centre
  - Major Regional Activity Centre
  - District Activity Centre
  - Local (Full Service) Activity Centre
  - Specialist Regional Activity Centre - Sunshine Coast Airport
  - Priority Investment Areas (Note 1)
- Employment, Industry and Enterprise Areas (Note 3)**
- Regional Employment Area (Note 4)
  - Regional Employment Area (Science and Technology) (Note 4)
  - Regional Employment Area (Aviation) (Note 4)
  - Regional Employment Area (Health, Education and Training) (Note 4)
  - Other Employment Area (Note 4)
  - Tourism Focus Area
  - Regional Industry and Enterprise
  - Other Industry and Enterprise (Note 5)
  - Further Investigation Area
- Major Transport Elements**
- Highways and Motorways
  - Road
  - North Coast Rail Line (subject to upgrade investigations)
  - Dedicated Public Transport Corridor - CAMCOS
  - Maroochydore to Caloundra Priority Transit Corridor
  - Sunshine Coast Airport
  - Caloundra Aerodrome
  - Possible Future Aerodrome
- Other Elements**
- Local Government Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - 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)
  - Priority Development Area (subject to the *Economic Development Act 2012*) (Note 6)
  - SEQ Regional Plan Identified Growth Area (Note 7)
  - Ocean, Waterways and Waterbodies

Note 1 : Priority Investment Areas are located at Nambour and Beerwah, providing focus areas for investment in the hinterland.

Note 2 : The Sunshine Coast Enterprise Corridor, located along the coastal strip from north of the Sunshine Coast Airport to Caloundra South and west to the Bruce Highway, is the key area for commercial and residential growth.

Note 3 : Rural enterprises are supported in the Rural Enterprise and Landscape Area as identified on Strategic Framework Map 1 : Land Use Elements.

Note 4 : The Regional Employment Areas identified on this map are in accordance with the SEQ Regional Plan Regional Employment Areas. Only major facilities are identified. (Refer Strategic Framework Theme 2 : Economic Development Element 3.)

Note 5 : A number of other smaller enterprise areas are located across the Sunshine Coast in areas zoned for industrial purposes.

Note 6 : The Caloundra South Priority Development Area (PDA) is subject to the *Economic Development Act 2012*. The Economic development elements identified on this map for the Caloundra South PDA reflects the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) dated 2 November 2015. Local activity centres within the Caloundra South PDA, have not been identified on this map.

Note 7 : The Caloundra South (Halls Creek) Identified Growth Area as recognised in the SEQ Regional Plan is not a Further Investigation Area for the purposes of the planning scheme but is subject to further planning assessment as part of the SEQ Regional Plan review.

This Strategic Framework map graphically represents elements of the Economic Development theme at a conceptual level and is not intended to be interrogated at the cadastre level.

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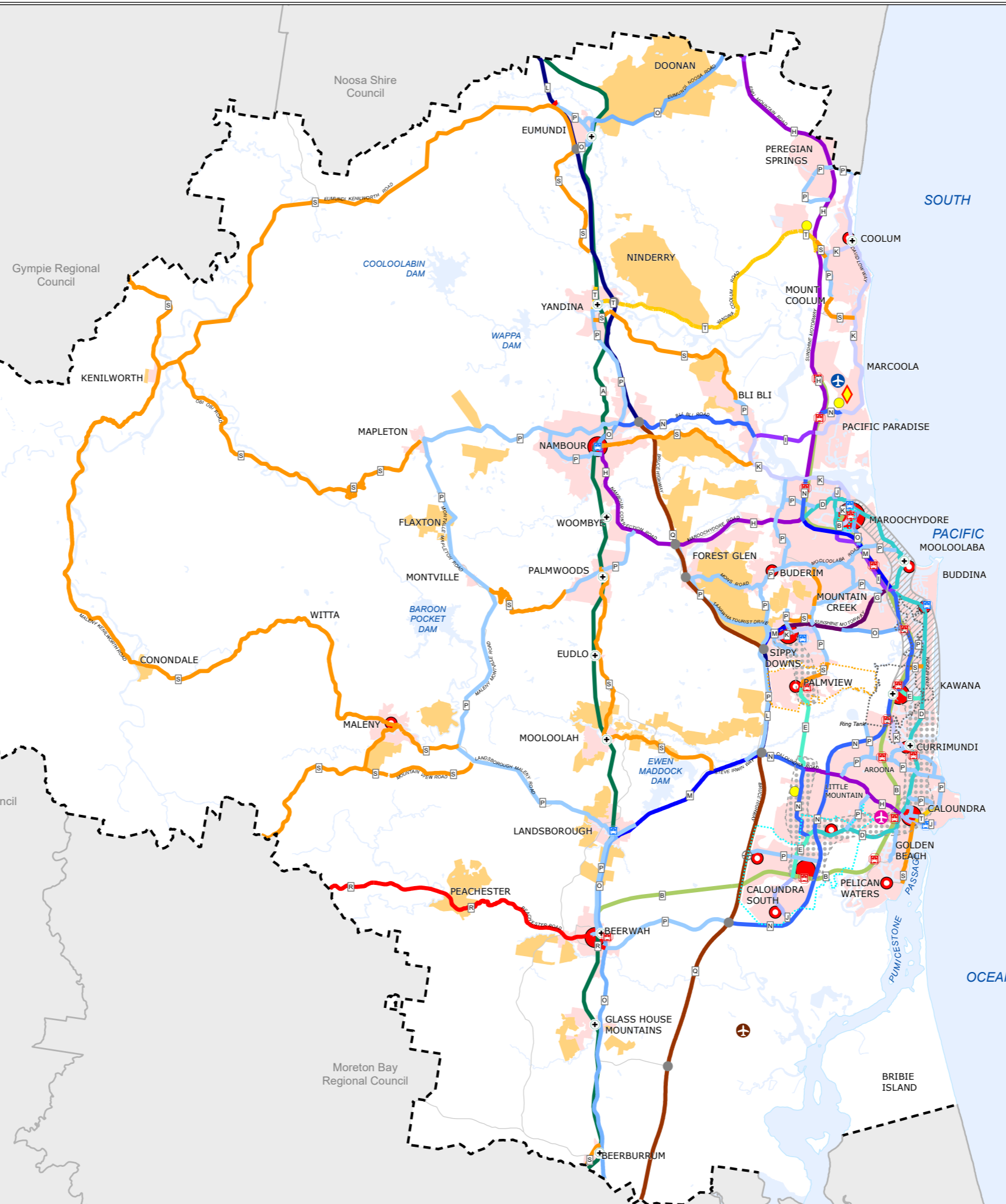
## Strategic Framework Map 3 Transport Elements

### Strategic Transport Network

Corridor Reference	Corridor Name	Public Transport	Cycle	Corridor Hierarchy	Freight
A	Dedicated Public Transport and Inter-Regional Freight Corridor (North Coast Rail Line)			PT	
B	Dedicated Public Transport Corridor (CAMCOS)			PT	N/A
D	Priority Public Transport and Cycle Arterial Transport Corridor			A	
DE	Priority Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
FE	Priority Public Transport, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
G	Public Transport Advantage, Cycle and Priority Intra-Regional Freight Arterial Transport Corridor			A	
H	Public Transport Advantage, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
I	Public Transport Advantage and Cycle Arterial Transport Corridor			A	
J	Public Transport Advantage, Cycle and Intra-Regional Freight Sub-Arterial Transport Corridor			SA	
K	Public Transport Advantage and Cycle Sub-Arterial Transport Corridor			SA	
L	Other Public Transport, Cycle and Priority Inter-Regional Freight Arterial Transport Corridor			A	
M	Other Public Transport, Cycle and Priority Intra-Regional Freight Arterial Transport Corridor			A	
N	Other Public Transport, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
O	Other Public Transport and Cycle Arterial Transport Corridor			A	
P	Other Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
Q	Limited Public Transport, Cycle and Priority Inter-Regional freight Arterial Transport Corridor			A	
R	Limited Public Transport and Cycle Arterial Transport Corridor			A	
S	Limited Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
T	Limited Public Transport, Cycle and Intra-Regional Freight Sub-Arterial Transport Corridor			SA	
U	Alignment subject to detailed investigation				

### Explanation of Symbols

Mode	Mode Detail	Description	Mode	Mode Detail	Description
Public Transport		Existing and proposed transport corridors dedicated exclusively to the provision of public transport, including the North Coast Rail Line and the CAMCOS public transport corridor.	Corridor Hierarchy	A	Arterial These corridors comprise Highway Motorways, Arterial roads and Arterial main streets, catering for longer distance traffic movements within and between settled areas.
		These corridors may involve bus priority lanes (dedicated lanes for buses and emergency vehicles) or transit lanes (a dedicated lane for buses, cars with passengers and emergency vehicles, including Coast Connect).		SA	Sub-Arterial These corridors comprise Distributors, Controlled Distributors and Sub-Arterial main streets, which generally cater for connections between local areas and arterial roads and for through traffic between arterial roads. Pedestrian and cycle movement is generally provided for within these corridors.
		These corridors may involve bus queue jumps (an additional length of lane to enable buses to bypass traffic waiting at traffic lights) and bus priority signals at traffic lights (a three to six second head start for buses).		PT	Priority These corridors are dedicated public transport corridors, not suitable for carriage of private motor vehicles.
		These corridors provide for intra-regional public transport services on existing and future road corridors.	Freight	IR	Inter Regional Freight (Rail) These corridors provide for inter-regional freight movement by rail.
		These corridors provide nil or limited public transport services, they may be serviced by local services, including flexi links or community public transport services.		IRP1	Inter Regional Priority 1 Freight (Road) SECQP These corridors provide for inter-regional freight movement by road and are identified by SECQ Regional Plan 2009-2031 as Priority 1 freight corridors.
Cycle		These corridors currently incorporate or will incorporate on-road and/or off-road routes forming the higher order principal cycle network.	IRP2	Inter Regional Priority 2 Freight (Road) SECQP These corridors provide for inter-regional freight movement by road and are identified by SECQ Regional Plan 2009-2031 as Priority 2 freight corridors.	
		These corridors are not principal cycle routes and are generally not set up for cycling in the life of this Strategy.	IRF	Intra Regional Freight (Road) These corridors provide for intra-regional freight movement by road.	
			LMF	Limited Major Freight These corridors are not major freight routes but in some cases may provide for carriage of haulage.	



### Legend

- Priority Transit Corridor
  - Transit Corridor
  - Transit Station
  - Existing Transit Hub
  - Future Transit Hub
  - Existing Interchange (Bruce Highway)
  - Proposed Interchange (Bruce Highway)
  - Sunshine Coast Airport
  - Caloundra Aerodrome
  - Possible Future Aerodrome
- ### Activity Centre Network
- Principal Regional Activity Centre
  - Major Regional Activity Centre
  - District Activity Centre
  - Specialist Regional Activity Centre - Sunshine Coast Airport
- ### Industry and Enterprise Areas
- Regional Enterprise Opportunity Area
- ### Land Use Categories
- Urban Area
  - Rural Residential Area
- ### Other Elements
- Local Government Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - 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)
  - Priority Development Area (subject to the Economic Development Act 2012) (Note 1)
  - Ocean, Waterways and Waterbodies
  - Lower Order Road

Note 1: The Caloundra South Priority Development Area (PDA) is subject to the Economic Development Act 2012. The Transport elements identified on this map for the Caloundra South PDA reflects the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) dated 2 November 2015.

This Strategic Framework map graphically represents elements of the Transport theme at a conceptual level and is not intended to be interrogated at the cadastre level.

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## Strategic Framework Map SFM3



Strategic Framework Map 4 Infrastructure Elements

Major Water Supply and Sewerage Infrastructure

- Water Supply Pipeline
- Sewage Treatment Plant

Major Energy Infrastructure

- Gas Pipeline (Easement Only)
- High Voltage Electricity Transmission Line

Major Telecommunications Infrastructure

- Broadband Infrastructure
- Wireless Base Station

Major Waste Management Infrastructure

- Resource Recovery and Waste Management Facility

Land Use Categories

- Urban Area
- Rural Residential Area

Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- 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)
- Priority Development Area (subject to the Economic Development Act 2012) (Note 1)
- Ocean, Waterways and Waterbodies
- Road
- Rail

Note 1: The Caloundra South Priority Development Area (PDA) is subject to the Economic Development Act 2012. The Infrastructure elements identified on this map for the Caloundra South PDA reflects the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) dated 2 November 2015.

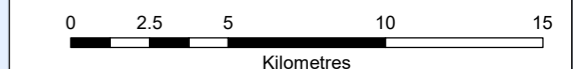
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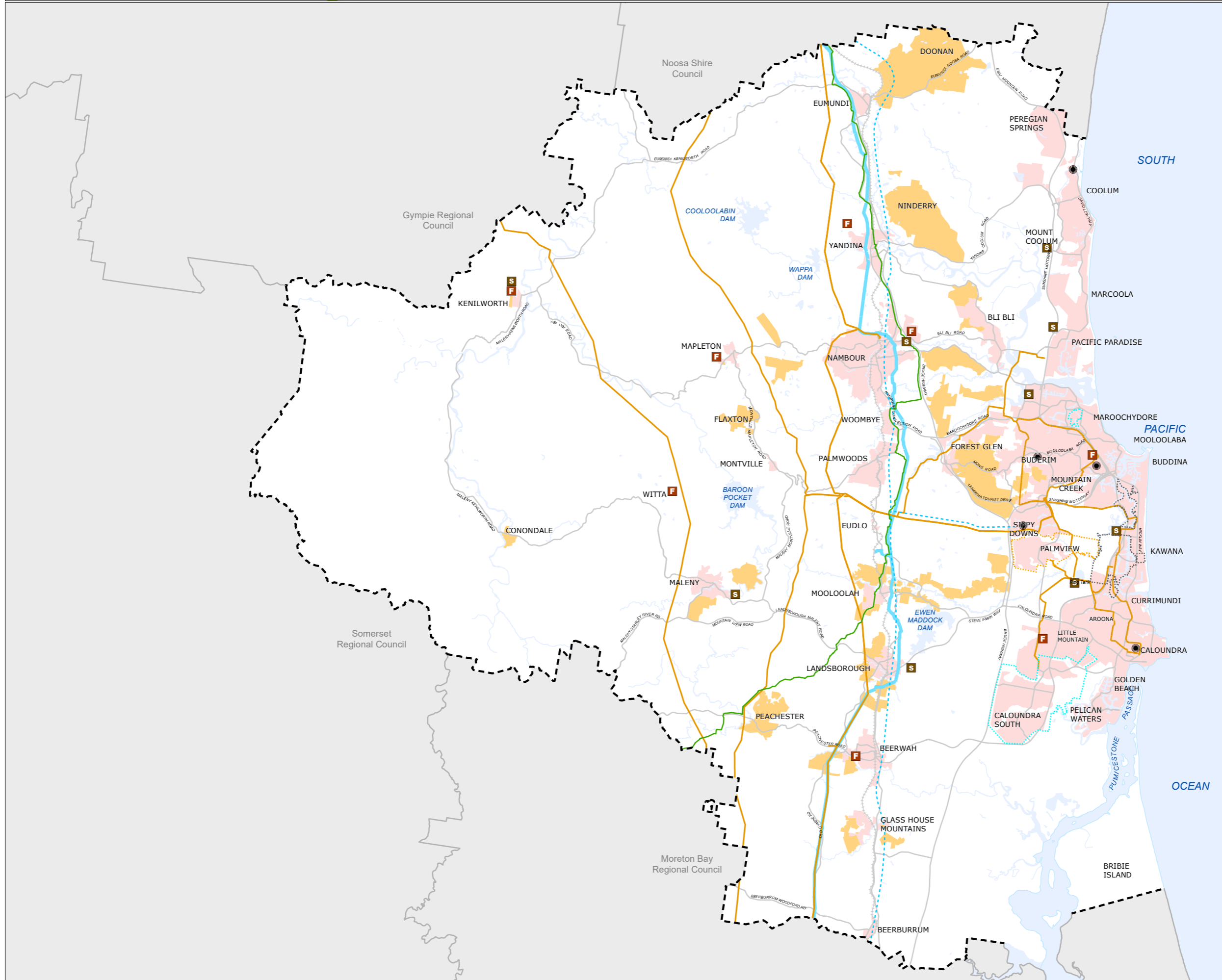
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Strategic Framework Map SFM4





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**Table 5.5.15 Environmental management and conservation zone**

<b>ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE</b>		
<b>Defined use</b>	<b>Category of development and category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Sport and recreation activities</b>		
<i>Park</i>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<i>Environment facility</i>	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<i>Utility installation</i>	<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>The planning scheme</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>The planning scheme</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>The planning scheme</li> </ul>

**Table 5.5.16 Community facilities zone**

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

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Community facility zone annotations</b>		
<b>Any use</b>	<b>Accepted development</b> if:- (a) annotated on a Community facilities zone; (b) located on <i>Council</i> owned or controlled land; and (c) not for a <i>renewable energy facility</i> or <i>utility installation (major utility)</i> ; <b>OR</b> (d) annotated on a Community facilities zone; and (e) in an existing building.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if:- (a) annotated on a Community facilities zone; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code or the relevant use code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Rooming accommodation</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land and conducted in association with a <i>community use, educational establishment</i> or sport and recreation activity; or (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Short-term accommodation</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land and conducted in association with a <i>community use, educational establishment</i> or sport and recreation activity; or (b) conducted in association with a <i>hospital</i> on the	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>



COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	same <i>site</i> .	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a community use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if associated with a <i>service station</i> on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Health care services</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Market</b>	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if:- (a) conducted by a not-for-profit organisation; (b) not on <i>Council</i> owned or controlled land; and (c) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Market code</li> </ul>

COMMUNITY FACILITIES 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"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Market code</li> <li>Safety and security code</li> <li>Transport and parking code</li> <li>Waste management code</li> </ul>
Service station	Code assessment if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Service station code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Shop	Accepted development if:- (a) located on Council owned or controlled land; (b) conducted in association with a community use on the same site; and (c) having a gross leasable floor area not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if for a corner store	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Uses in the community activity use class (where not provided for by a Community facilities zone annotation)</b>		
Child care centre	Code assessment	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Child care centre code</li> <li>Prescribed other development codes</li> </ul>
Community care centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Community use	Accepted development if located on Council owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Educational establishment	Code assessment	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Emergency services	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Sport and recreation activities</b>		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross floor area of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if:- (a) not in an existing	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Community activities code</li> <li>Prescribed other</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>building and not exceeding a <i>gross floor area</i> of 300m<sup>2</sup>; or</p> <p>(b) located on <i>Council</i> owned or controlled land and not otherwise specified above.</p>	<ul style="list-style-type: none"> <li>Applicable local plan <i>development codes</i> code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Indoor sport and recreation</b>	<b>Accepted development</b> if:-	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	(a) in an existing building;	
	(b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and	
	(c) involving any of the following:-	
	(i) dance studio;	
	(ii) health and fitness training;	
	(iii) indoor sport;	
	(iv) martial arts; or	
	(v) performance arts.	
	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Outdoor sport and recreation</b>	<b>Accepted development</b> if:-	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	(a) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and	
	(b) requiring no building work or only <i>minor building work</i> to accommodate the use.	
	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Park</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<b>Environment facility</b>	<b>Accepted development</b> if located on <i>Council</i> owned or controlled land.	<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>The planning scheme</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Parking station</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land; or (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<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>The planning scheme</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>The planning scheme</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>The planning scheme</li> </ul>

**Table 5.5.17 Emerging community zone**

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

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

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

**Table 5.5.18 Limited development (landscape residential) zone**

<b>LIMITED DEVELOPMENT (LANDSCAPE RESIDENTIAL) ZONE</b>		
<b>Defined use</b>	<b>Category of development and category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Residential activities</b>		
<i>Dwelling house</i>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>• Dwelling house code</li> </ul>
<b>Business activities</b>		
<i>Home based business</i>	<b>Accepted development</b> 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"> <li>• No requirements applicable</li> </ul>
	<b>Accepted development</b> if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
	<b>Impact assessment</b> if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Community activities</b>		
<i>Community use</i>	<b>Accepted development</b> 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"> <li>• No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Sport and recreation activities</b>		
<i>Park</i>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Other activities</b>		
<i>Utility installation</i>	<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>• The planning scheme</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>• The planning scheme</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>• The planning scheme</li> </ul>

Table 5.5.19 Rural zone

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



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

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

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

Table 5.5.20 Rural residential zone

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

<b>RURAL RESIDENTIAL ZONE</b>		
<b>Defined use</b>	<b>Category of development and category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<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>• The planning scheme</li> </ul>

**Table 5.5.21 Specialised centre zone**

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

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

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

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



**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
<b>Residential activities</b>		
<i>Nature-based tourism</i>	<b>Code assessment</b> if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Nature and rural based tourism code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<i>Resort complex</i>	<b>Code assessment</b> if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Multi-unit residential uses code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<b>Business activities</b>		
<i>Bar</i>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<i>Food and drink outlet</i>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<i>Function facility</i>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<i>Hotel</i>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<i>Tourist attraction</i>	<b>Code assessment</b> 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"> <li>• Tourism zone code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Prescribed other development codes</i></li> <li>• The planning scheme</li> </ul>
<b>Community activities</b>		
<i>Community use</i>	<b>Accepted development</b> 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"> <li>• No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Sport and recreation activities</b>		

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Indoor sport and recreation</b>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• Sport and recreation uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Outdoor sport and recreation</b>	<b>Code assessment</b> if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• Sport and recreation uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Park</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Rural activities</b>		
<b>Animal husbandry</b>	<b>Accepted development</b> if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> <li>• Rural uses code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Cropping</b>	<b>Accepted development</b> 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"> <li>• Rural uses code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Roadside stall</b>	<b>Accepted development</b> if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> <li>• Rural industries code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Wholesale nursery</b>	<b>Code assessment</b> if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> <li>• Tourism zone code</li> <li>• Applicable local plan code</li> <li>• Rural uses code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</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>• The planning scheme</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>• The planning scheme</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>• The planning scheme</li> </ul>

## 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><b>Impact assessment</b> 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 <b>Table 9.4.4.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Rural residential zone	<p><b>Impact assessment</b> 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 <b>Table 9.4.4.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Rural zone	<p><b>Impact assessment</b> 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 <b>Table 9.4.4.3.2 (Minimum lot size and dimensions)</b> 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"> <li>The planning scheme</li> </ul>
Emerging community zone	<p><b>Impact assessment</b> 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"> <li>The planning scheme</li> </ul>
Limited development (landscape residential) zone	<p><b>Impact assessment</b> if creating one or more additional lots in the Limited development (landscape residential) zone.</p>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
All zones	<p><b>Code assessment</b> if:-</p> <p>(a) involving the subdivision of an existing or</p>	<ul style="list-style-type: none"> <li>Applicable local plan code</li> <li>Applicable zone code</li> </ul>

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"> <li>• Reconfiguring a lot code</li> <li>• <i>Prescribed</i> <i>other</i> <i>development codes</i></li> </ul>

## 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 <sup>3</sup> if involving <i>minor building work</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Accepted development <sup>4</sup> if the applicable use code identifies acceptable outcomes applicable to accepted development.	<ul style="list-style-type: none"> <li>The use code applicable to the use for which the building work is to be undertaken</li> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified above.	<ul style="list-style-type: none"> <li>The use code applicable to the use for which the building work is to be undertaken</li> <li>The local plan code applicable to the <i>site</i> on which the building work is to be undertaken</li> <li>Transport and parking code</li> </ul>

<sup>3</sup> 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.

<sup>4</sup> 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
<b>Operational work – engineering work and/or landscape work</b>		
<b>Operational work</b> involving engineering work and/or landscape work associated with a material change of use.	<b>Accepted development</b> if the associated change of use is accepted development.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if the associated change of use is accepted development.	<ul style="list-style-type: none"> <li>The code or codes applicable to the material change of use for which the operational work is to be undertaken.</li> </ul>
	<b>Code assessment</b> if the associated change of use is assessable development.	<ul style="list-style-type: none"> <li>Landscape code</li> <li>Stormwater management code</li> <li>Transport and parking code</li> <li>Works, services and infrastructure code</li> </ul>
<b>Operational work</b> involving engineering work and/or landscape work associated with reconfiguring a lot.	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Landscape code</li> <li>Reconfiguring a lot code</li> <li>Stormwater management code</li> <li>Transport and parking code</li> <li>Works, services and infrastructure code</li> </ul>
<b>Operational work</b> involving engineering work not associated with a material change of use or reconfiguring a lot.	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if associated with a dwelling house.	<ul style="list-style-type: none"> <li>Dwelling house code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Landscape code</li> <li>Stormwater management code</li> <li>Transport and parking code</li> <li>Works, services and infrastructure code</li> </ul>
<b>Operational work –filling or excavation</b>		
<b>Operational work</b> 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.	<b>Accepted development</b> if:- (a) involving cumulative <i>filling</i> or <i>excavation</i> of not more than 50m <sup>3</sup> of material; <b>OR</b> (b) in an identified drainage deficient area <sup>5</sup> ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; <b>OR</b> (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"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if the associated change of use is	<ul style="list-style-type: none"> <li>The code or codes applicable to the material change of use</li> </ul>

<sup>5</sup> 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.
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Stormwater management code</li> <li>Works, services and infrastructure code</li> </ul>
<b>Operational work</b> 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.	<b>Accepted development</b> if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m <sup>3</sup> of material; <b>OR</b> (b) in an identified drainage deficient area <sup>6</sup> ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; <b>OR</b> (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; <b>OR</b> (e) on a lot having an area greater than 5,000m <sup>2</sup> ; (f) the lot is included in the Rural zone or Rural residential zone; and (g) cumulatively involving not more than 150m <sup>3</sup> of material.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Stormwater management code</li> <li>Works, services and infrastructure code</li> </ul>
<b>Operational work – placing an advertising device on premises</b>		
<b>Operational work</b> involving placing an <i>advertising device</i> on premises.	<b>Accepted development</b> if a <i>third party advertising device</i> erected on a Council owned bus shelter.	
	<b>Accepted development</b> 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"> <li>Advertising devices code</li> </ul>
	<b>Code assessment</b> if not otherwise accepted development or assessable development subject to impact assessment.	<ul style="list-style-type: none"> <li>Advertising devices code</li> </ul>

<sup>6</sup> 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"> <li>The planning scheme</li> </ul>
<b>Operational work – vegetation clearing</b>		
Operational work involving <i>vegetation clearing</i> .	Accepted development <sup>7</sup> if <i>exempt vegetation clearing</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<i>Vegetation clearing</i> not otherwise specified.	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Vegetation management code</li> </ul>
<b>Operational work – not otherwise specified in this table</b>		
Operational work not otherwise specified in this table.	Accepted development <sup>8</sup>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>

<sup>7</sup> 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.

<sup>8</sup> 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
<b>LOCAL CENTRE ZONE</b>		
<b>Business activities</b>		
<b>Any use included in the <i>business activity group</i></b>	<b>Impact assessment</b> if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m <sup>2</sup> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Industrial activities</b>		
<b>Any use included in the <i>industrial activity group</i></b>	<b>Impact assessment</b> if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m <sup>2</sup> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

## 5.9.2 Caloundra local plan

**Table 5.9.2 Caloundra local plan: material change of use**

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.2 (Medium density residential 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 5.5.6** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>MEDIUM DENSITY RESIDENTIAL ZONE – SUB-PRECINCT CAL LPSP-1D (CENTRAL PARK URBAN VILLAGE)</b>		
<b>Business activities</b>		
<b>Office</b>	<b>Code assessment</b> 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"> <li>• Medium density residential zone code</li> <li>• Caloundra local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Health care services</b>	<b>Code assessment</b> 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"> <li>• Medium density residential zone code</li> <li>• Caloundra local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>MAJOR CENTRE ZONE – SUB-PRECINCT CAL LPSP-1E (CALOUNDRA HOSPITALITY AREA)</b>		
<b>Nightclub entertainment facility</b>	<b>Code assessment</b> if located on a <i>site with frontage</i> to Bulcock Street.	<ul style="list-style-type: none"> <li>• Major centre zone code</li> <li>• Caloundra local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>COMMUNITY FACILITIES ZONE – SUB-PRECINCT CAL LPSP-1B (COMMUNITY AND CREATIVE HUB)</b>		
<b>Residential activities</b>		
<b>Dwelling house</b>	<b>Accepted development</b> if on a lot currently occupied by a dwelling house.	<ul style="list-style-type: none"> <li>• Dwelling house code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Other defined uses</b>		
<b>All other uses defined in Schedule 1 (Definitions)</b>	<b>Impact assessment</b> 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"> <li>• The planning scheme</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-4 (CALOUNDRA AERODROME)</b>		
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>• Caretaker's accommodation code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Community facilities zone code</li> <li>• Caloundra local plan code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>• Community facilities zone code</li> <li>• Caloundra local plan code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes.</li> </ul>
<b>Office</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>• Community facilities zone code</li> <li>• Caloundra local plan code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes.</li> </ul>
<b>Low impact industry</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Accepted development</b> if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> <li>• Industry uses code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>• Community facilities zone code</li> <li>• Caloundra local plan code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes.</li> </ul>
<b>Medium impact industry</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><b>Accepted development if:-</b>            (a) not associated with <i>air services</i>; and            (b) in an existing building.</p>	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<p><b>Code assessment</b> if not associated with air services.</p>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Research and technology industry</b>	<p><b>Accepted development if:-</b>            (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"> <li>No requirements applicable</li> </ul>
	<p><b>Accepted development if:-</b>            (a) not associated with <i>air services</i>; and            (b) in an existing building.</p>	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<p><b>Code assessment</b> if not associated with air services.</p>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Service industry</b>	<p><b>Accepted development if:-</b>            (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"> <li>No requirements applicable</li> </ul>
	<p><b>Accepted development if:-</b>            (a) not associated with <i>air services</i>; and            (b) in an existing building.</p>	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<p><b>Code assessment</b> if not associated with air services.</p>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Community activities</b>		
<b>Community care centre</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Educational establishment</b>	<p><b>Accepted development if:-</b>            (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"> <li>No requirements applicable</li> </ul>
	<p><b>Impact assessment</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Indoor sport and recreation</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Outdoor sport and recreation</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Other activities</b>		
<b>Telecommunications facility</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Community facilities zone code</li> <li>• Caloundra local plan code</li> <li>• Telecommunications facility code</li> <li>• <i>Prescribed other development codes</i></li> </ul>

### 5.9.3 Caloundra West local plan

**Table 5.9.3 Caloundra West local plan: operational work**

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

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>SPORT AND RECREATION ZONE – LOT 200 SP189338 (CORBOULD PARK RACECOURSE)</b>		
<b>Operational work – placing an advertising device on premises</b>		
Placing an <i>advertising device</i> on premises	<b>Code assessment if:-</b> (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"> <li>• Advertising devices</li> <li>• Caloundra West local plan code</li> </ul>

## 5.9.4 Golden Beach/Pelican Waters local plan

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

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

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

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

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

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



## 5.9.5 Kawana Waters local plan

**Table 5.9.5 Kawana Waters local plan: material change of use**

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

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

## 5.9.6 Landsborough local plan

**Table 5.9.6 Landsborough local plan: material change of use**

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

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

## 5.9.7 Maroochy North Shore local plan

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

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

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

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

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

**Table 5.9.7.2 Maroochy North Shore local plan: building work**

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

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)</b>		
<b>Building work</b>	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

**Table 5.9.7.3 Maroochy North Shore local plan: operational work**

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

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)</b>		
<b>Operational work – landscape work</b>		
<b>Operational work</b> involving landscape work associated with a material change of use	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Landscape code</li> <li>Maroochy North Shore local plan code</li> </ul>
<b>Operational work – engineering work</b>		
<b>Operational work</b> involving engineering work associated with a material change of use	<b>Accepted development</b> if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> <li>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).</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Maroochy North Shore local plan code</li> <li>Stormwater management code</li> <li>Works, services and infrastructure code</li> <li>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).</li> </ul>
<b>Operational work</b> involving engineering work	<b>Accepted development</b> if	<ul style="list-style-type: none"> <li>Dwelling house code AO7.1 and AO9 of Table</li> </ul>

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
not associated with a material change of use	associated with a <i>dwelling house</i> .	9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Maroochy North Shore local plan code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> <li>• 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).</li> </ul>
<b>Operational work – filling or excavation</b>		
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) associated with a material change of use	<b>Accepted development</b> if involving cumulative <i>filling or excavation</i> of not more than 50m <sup>3</sup> of material.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Accepted development</b> if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> <li>• Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Maroochy North Shore local plan code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) not associated with a material change of use	<b>Accepted development</b> if involving cumulative <i>filling or excavation</i> of not more than 50m <sup>3</sup> of material.	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Accepted development</b> if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> <li>• Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Maroochy North Shore local plan code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational work – placing an advertising device on premises</b>		
Operational work involving placing an <i>advertising device</i> on premises.	<b>Accepted development</b> 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"> <li>• No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>



## 5.9.8 Maroochydore/Kuluin local plan

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

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

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

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

## 5.9.9 Mooloolaba/Alexandra Headland local plan

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

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

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)</b>		
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Mooloolaba/Alexandra Headland local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Shop</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Mooloolaba/Alexandra Headland local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 3 (MOOLOOLABA HEART STREET ACTIVATION)</b>		
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> 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"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if forming part of a <i>mixed use building</i> .	<ul style="list-style-type: none"> <li>High density residential zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Shop</b>	<b>Accepted development</b> 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 <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> 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 <sup>2</sup> .	<ul style="list-style-type: none"> <li>High density residential zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

## 5.9.10 Nambour local plan

**Table 5.9.10 Nambour local plan: material change of use**

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

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

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

## 5.9.11 Sippy Downs local plan

**Table 5.9.11 Sippy Downs local plan: material change of use**

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

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

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



## 5.10 Categories of development and categories of assessment – overlays

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

**Table 5.10.1 Overlays**

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
<b>Acid sulfate soils overlay</b>		
<b>Any development if:-</b> (a) within <b>Area 1</b> as identified on an Acid Sulfate Soils Overlay Map and involving:- (i) excavating or otherwise removing 100m <sup>3</sup> or more of soil or sediment; or (ii) filling of land with 500m <sup>3</sup> or more of material with an average depth of 0.5 metres or greater; or (b) within <b>Area 2</b> as identified on an Acid Sulfate Soils Overlay Map and involving excavating or otherwise removing 100m <sup>3</sup> or more of soil or sediment at or below 5 metres AHD.	<b>Code assessment</b> if the development is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> <li>Acid sulfate soils overlay code</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Acid sulfate soils overlay code</li> </ul>
<b>Airport environs overlay – where within the outer limits of an obstacle limitation surface (operational airspace)</b>		
<b>Material change of use if:-</b> (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.	<b>Code assessment</b> if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
	<b>No change</b> if not otherwise specified.	
<b>Operational work if:-</b> (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.	<b>No change</b>	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
<b>Airport environs overlay – where within specified airport runway separation distances</b>		
<b>Material change of use if:-</b> (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 <b>13km</b> of a	<b>Code assessment</b> if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>

<sup>9</sup> 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.

<sup>10</sup> 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 <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
runway; or (ii) any of the following uses within <b>8km</b> 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 <b>6km</b> 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 <b>3km</b> of a runway; or (v) <i>cropping</i> , where involving a turf farm or fruit tree farm within <b>3km</b> of a runway; or (vi) the creation of a <i>constructed water body</i> within <b>3km</b> of a runway.	No change if not otherwise specified.	
<b>Reconfiguring a lot if:-</b> (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 <b>6km</b> of a runway; or (ii) the creation of a <i>constructed water body</i> within <b>3km</b> of a runway.	No change	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
<b>Operational work if:-</b> (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 <b>3km</b> of a runway.	No change	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>
<b>Airport environs overlay – where within aviation facility sensitive area</b>		
<b>Material change of use if:-</b> (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"> <li>Airport environs overlay code</li> </ul>
<b>Operational work if:-</b> (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"> <li>Airport environs overlay code</li> </ul>
<b>Airport environs overlay – where within ANEF contours</b>		
<b>Material change of use, if:-</b> (a) involving any of the following uses within the <b>20 ANEF</b> 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 <b>25 ANEF</b> contour (or greater) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> involving temporary accommodation;	<b>Code assessment</b> 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> ). <b>No change</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Airport environs overlay code</li> </ul>

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
(ii) <i>hotel</i> (if incorporating a residential component); or (iii) <i>office</i> .		
<b>Reconfiguring a lot</b> if creating additional lots within an ANEF contour as identified on an Airport Environs Overlay Map.	<b>No change</b>	• Airport environs overlay code
<b>Airport environs overlay – where within a public safety area</b>		
<b>Material change of use</b> 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.	<b>Code assessment</b> if the change of use is provisionally made accepted development by another table of assessment. <b>No change</b> if not otherwise specified.	• Airport environs overlay code
<b>Reconfiguring a lot</b> if creating additional lots within the <i>public safety area</i> as identified on an Airport Environs Overlay Map.	<b>No change</b>	• Airport environs overlay code
<b>Biodiversity, waterways and wetlands overlay</b>		
<b>Material change of use</b> , 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).	<b>Code assessment</b> 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. <b>No change</b> if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code  • Biodiversity, waterways and wetlands overlay code
<b>Reconfiguring a lot</b> if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	<b>No change</b>	• Biodiversity, waterways and wetlands overlay code
<b>Operational work</b> if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	<b>Code assessment</b> 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> . <b>No change</b> if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code  • Biodiversity, waterways and wetlands overlay code
<b>Building work not associated with a material change of</b>	<b>No change</b>	• Biodiversity,

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
<b>use, other than <i>minor building work</i></b> , 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
<b>Bushfire hazard overlay</b>		
<b>Material change of use</b> , 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> .	<b>No change</b>	• Bushfire hazard overlay code
<b>Reconfiguring a lot</b> 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.	<b>No change</b>	• Bushfire hazard overlay code
<b>Building work not associated with a material change of use, other than <i>minor building work</i></b> , if within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	<b>No change</b>	• Bushfire hazard overlay code
<b>Coastal protection overlay – where within a coastal protection area</b>		
<b>Material change of use</b> 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.	<b>No change</b>	• Coastal protection overlay code
<b>Reconfiguring a lot</b> if within a coastal protection area as identified on a Coastal Protection Overlay Map.	<b>No change</b>	• Coastal protection overlay code
<b>Operational work</b> 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.	<b>No change</b>	• Coastal protection overlay code
<b>Building work</b> 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 <sup>11</sup> ; or (d) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.	<b>No change</b>	• Coastal protection overlay code
<b>Extractive resources overlay – if within a resource/processing area</b>		
<b>Material change of use</b> , 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	<b>No change</b>	• Extractive resources overlay code

<sup>11</sup> 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 <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
<ul style="list-style-type: none"> <li>(ii) <i>dwelling house</i>;</li> <li>(iii) a use in the <i>business activity group</i>, other than a <i>home based business</i>;</li> <li>(iv) a use in the <i>industrial activity group</i>, other than an <i>extractive industry</i>;</li> <li>(v) a use in the <i>community activity group</i>;</li> <li>(vi) a use in the <i>sport and recreation activity group</i>;</li> <li>(vii) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i>; or</li> <li>(viii) a use in the <i>other activity group</i>.</li> </ul>		
<b>Reconfiguring a lot</b> if within a <i>resource/processing area</i> as identified on an Extractive Resource Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Extractive resources overlay – if within a separation area for a resource/processing area</b>		
<b>Material change of use</b> , other than in an existing building, if:- <ul style="list-style-type: none"> <li>(a) within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and</li> <li>(b) involving any the following:- <ul style="list-style-type: none"> <li>(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>;</li> <li>(ii) a use in the <i>business activity group</i>, other than a <i>home based business</i>;</li> <li>(iii) a use in the <i>industrial activity group</i>;</li> <li>(iv) a use in the <i>community activity group</i>;</li> <li>(v) a use in the <i>sport and recreation activity group</i>;</li> <li>(vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i>; or</li> <li>(vii) a use in the <i>other activity group</i> other than a landfill or refuse transfer station (<i>utility installation</i>).</li> </ul> </li> </ul>	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Reconfiguring a lot</b> if within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Extractive resources overlay – if within a transport route separation area</b>		
<b>Material change of use</b> , other than in an existing building, if:- <ul style="list-style-type: none"> <li>(a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and</li> <li>(b) involving a <i>sensitive land use</i>.</li> </ul>	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Reconfiguring a lot</b> if within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Operational work</b> if:- <ul style="list-style-type: none"> <li>(a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and</li> <li>(b) associated with the creation of, or upgrade to, a vehicular access point to the <i>transport route</i>.</li> </ul>	<b>No change</b>	<ul style="list-style-type: none"> <li>• Extractive resources overlay code</li> </ul>
<b>Flood hazard overlay<sup>12</sup></b>		
<b>Material change of use</b> , other than in an existing building, if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	<b>Code assessment</b> if for one of the following uses and provisionally made accepted development by another table of assessment:- <ul style="list-style-type: none"> <li>(a) <i>low impact industry</i>;</li> <li>(b) <i>rural industry</i>;</li> <li>(c) <i>service industry</i>;</li> <li>(d) <i>transport depot</i>; or</li> <li>(e) <i>warehouse</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• Flood hazard overlay code</li> </ul>

<sup>12</sup> 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 <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
	No change if not otherwise specified above.	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
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"> <li>Flood hazard overlay code</li> </ul>
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 <sup>3</sup> .	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"> <li>Flood hazard overlay code</li> </ul>
	No change if not otherwise specified above.	<ul style="list-style-type: none"> <li>Flood hazard overlay code</li> </ul>
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"> <li>Flood hazard overlay code</li> </ul>
<b>Height of buildings and structures overlay</b>		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map <sup>13</sup> ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; (iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World); or	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

<sup>13</sup> 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 <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
(vi) erecting a building or structure associated with a <i>prescribed rooftop use</i> .		
<b>Material change of use</b> if:- (a) not exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	<b>No change</b>	<ul style="list-style-type: none"> <li>Height of buildings and structures overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map <sup>14</sup> .	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Heritage and character areas overlay – where involving or adjoining a heritage place</b>		
<b>Material change of use</b> if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the change of use:- (a) will not involve the demolition, relocation or removal of a heritage place; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>Impact assessment</b> if the change of use will result in building work involving demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Reconfiguring a lot</b> if:- (a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or (b) on a lot or premises adjoining a <i>State heritage place</i> or <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the building work does not involve the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>Impact assessment</b> if the building work involves the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Operational work involving filling or excavation exceeding 50m<sup>3</sup></b> if on a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the operational work is provisionally made accepted development by the applicable table of assessment for	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>

<sup>14</sup> 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 <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
	operational work.	
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving vegetation clearing</b> if on a <i>local heritage place</i> or a <i>State heritage place</i> identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Heritage and character areas overlay – where within a neighbourhood character area</b>		
<b>Material change of use</b> if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> 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"> <li>Heritage and character areas overlay code</li> </ul>
	<b>Impact assessment</b> 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"> <li>The planning scheme</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Reconfiguring a lot</b> if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> 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 <sup>2</sup> ; (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.	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> 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> .	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Operational work involving filling or excavation exceeding 50m<sup>3</sup></b> if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> if within a character area as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the operational work is provisionally made accepted development	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>



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

<b>ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS</b>		
<b>Development subject to overlay<sup>9</sup></b>	<b>Category of development and category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development<sup>10</sup></b>
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> ; (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</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> .		
<b>Reconfiguring a lot</b> 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.	<b>No change</b>	• Regional infrastructure overlay code
<b>Operational work associated with reconfiguring a lot</b> if within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map.	<b>No change</b>	• Regional infrastructure overlay code
<b>Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot</b> if within the gas pipeline corridor and buffer or water supply pipeline buffer as identified on a Regional Infrastructure Overlay Map.	<b>No change</b>	• Regional infrastructure overlay code
<b>Regional infrastructure overlay – where within the high voltage electricity transmission line and buffer</b>		
<b>Material change of use</b> , 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</i> or <i>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</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> , other than <i>major electricity infrastructure</i> .	<b>No change</b>	• Regional infrastructure overlay code
<b>Reconfiguring a lot</b> 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.	<b>No change</b>	• Regional infrastructure overlay code
<b>Operational work associated with reconfiguring a lot</b> if within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map.	<b>No change</b>	• Regional infrastructure overlay code
<b>Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot</b> 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 <sup>3</sup> or more of material; or (ii) filling land with 500m <sup>3</sup> or more of material with an average depth of 0.5 metres or greater.	<b>No change</b>	• Regional infrastructure overlay code
<b>Regional infrastructure overlay – where within the sewage treatment plant and buffer</b>		
<b>Material change of use</b> , other than in an existing building, if:-	<b>No change</b>	• Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
(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</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>community activity group</i> , except for <i>cemetery</i> ; or (iv) a use in the <i>sport and recreation activity group</i> .		
<b>Reconfiguring a lot if:-</b> (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"> <li>Regional infrastructure overlay code</li> </ul>
<b>Regional infrastructure overlay – where within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer</b>		
<b>Material change of use if:-</b> (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"> <li>Regional infrastructure overlay code</li> </ul>
<b>Reconfiguring a lot if:-</b> (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"> <li>Regional infrastructure overlay code</li> </ul>
<b>Scenic amenity overlay</b>		
<b>Material change of use</b> , 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"> <li>Scenic amenity overlay code</li> </ul>
<b>Reconfiguring a lot</b> 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"> <li>Scenic amenity overlay code</li> </ul>
<b>Operational work involving filling or excavation</b> if:- (a) on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving earthworks exceeding 100m <sup>3</sup> .	No change	<ul style="list-style-type: none"> <li>Scenic amenity overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> 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"> <li>Scenic amenity overlay code</li> </ul>
<b>Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot</b> 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"> <li>Scenic amenity overlay code</li> </ul>
<b>Water resource catchments overlay</b>		
<b>Material change of use if:-</b> (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; (b) involving any use other than <i>dual occupancy</i> or <i>dwelling house</i> ; and (c) involving any of the following:- (i) the establishment, expansion or upgrading of an on-site wastewater treatment system; or (ii) an increase in the number of people living or working on the <i>site</i> .	No change	<ul style="list-style-type: none"> <li>Water resource catchments overlay code</li> </ul>
<b>Reconfiguring a lot if:-</b>	No change	<ul style="list-style-type: none"> <li>Water resource</li> </ul>

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
(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.		catchments overlay code
<b>Operational work involving <i>filling or excavation</i> not associated with a material change of use or reconfiguring a lot if:-</b> (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 <sup>3</sup> or more of material; or (ii) filling land with 500m <sup>3</sup> or more of material with an average depth of 0.5 metres or greater.	No change	• Water resource catchments overlay code
<b>Operational work involving <i>vegetation clearing</i> not associated with a material change of use or reconfiguring a lot</b> if within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map.	No change	• Water resource catchments overlay code

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## 7.2.6 Caloundra local plan code

### 7.2.6.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Caloundra local plan area as shown on Map ZM45 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Caloundra 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 7.2.6.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset)**.

### 7.2.6.2 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 Caloundra local plan code.

*The Caloundra local plan area is located in the south-eastern part of the Sunshine Coast and has a land area of approximately 1,251 hectares.*

*The local plan area includes Caloundra Centre and the beachside neighbourhoods of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi.*

*The local plan area is characterised by its beachside setting and frontage to the Pumicestone Passage as well as the spectacular coastal and hinterland views, particularly to the Glass House Mountains, Moreton Bay shipping channel and to and from the local headlands, beaches, and other elevated parts of the local plan area.*

*The northern part of the local plan area is located on a dune and sand plain system. The rocky headlands of Moffat Beach and Caloundra Headland are the dominant landscape features in the central part of the local plan area. The western part of the local plan area is characterised by relatively flat terrain that rises up to the west, north and east.*

*Currimundi Lake, Bunbubah Creek, Coondibah Lagoon, Pumicestone Creek and Tooway Creek are the main waterways traversing the local plan area and are important environmental, recreation and local character elements.*

*Whilst the natural landscape of the local plan area has been substantially altered over time to accommodate urban development, pockets of remnant vegetation remain in the foreshore and creekside open space system including on the land which accommodates the Currimundi Conservation Centre and George Watson Park at Moffat Head. Ben Bennett Botanical Park is a noteworthy conservation reserve.*

*Caloundra Centre, located in the southern part of the local plan area, is a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast. Caloundra Centre provides a comprehensive range of centre based activities and is a major employment destination. It incorporates the traditional main street of Bulcock Street and adjoining areas to the north as well as the area north and south of Bowman Road. Smaller convenience centres are located at Currimundi (on Buderim Street), Moffat Beach and Dicky Beach.*

*The Caloundra West Industrial Estate, located in the western part of the local plan area, is a major industrial estate accommodating a range of predominantly service and transport related industries. Caloundra Aerodrome and the Queensland Air Museum located immediately opposite the Caloundra West Industrial Estate, provides general aviation services and related business, industrial and tourism activities. The Moffat*

*Beach Business Park is a smaller industrial area located centrally within the local plan area that caters for low impact industrial and compatible business activities.*

*The local plan area accommodates a full range of residential settings from traditional low density neighbourhoods comprised predominantly of dwelling houses to high density residential and tourist accommodation areas comprised of multi storey apartment buildings. Kings Beach and Bulcock Beach offer the most intensive residential accommodation and are a major focus for visitor accommodation. At Shelly Beach, Moffat Beach and Dicky Beach small pockets of beachside character housing remain. The traditional beachside housing areas of Shelly Beach, Moffat Beach and Dicky Beach are characterised by larger lots, despite the fact that some smaller lots exist within the areas a result of historical subdivision decisions that are not now supported. This planning scheme sets out how the character of this area is determined by its future and not how the past determines its future.*

*The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Regional Gallery, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Reserve 1000, Bicentennial Park, Bill Vernados Park, Felicity Park, the coastal foreshore parkland, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery. In the Caloundra Centre, consideration is being given to a new Town Square development, which in conjunction with the Caloundra Administration Building, could include new civic space, community facilities such as a redeveloped/relocated Caloundra Library and Caloundra Regional Gallery and associated car parking facilities.*

*Vehicle access is predominantly via Caloundra Road from the west and the Nicklin Way from the north. A new intersection and access road is proposed from Nicklin Way via Third Avenue and Oval Avenue and a new northern access road is proposed from Nicklin Way via Queen Street and Ulm Street into the Caloundra Centre. Other major roads in the local plan area include Buderim Street, Beerburrum Street, Buccleugh Street, Tooway Parade, George Street, Regent Street and Bowman Road.*

*The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road. Council is currently investigating a potential route for light rail from Maroochydore to Caloundra and opportunities for associated transit oriented development. A new centrally located transit station and mixed use development is proposed in Omrah Avenue in conjunction with the Maroochydore to Caloundra Priority Transit Corridor. Further consideration is also being given to a Priority Transit Corridor from Caloundra to Beerwah. A network of pedestrian and cycle pathways are located along the coastal foreshore and key streets, facilitating connections between key attractors in 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.*

### **7.2.6.3 Purpose and overall outcomes**

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
  - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
  - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.
  - (c) Development recognises and reinforces the beachside location and setting of the local plan area by providing for high quality, contemporary sub-tropical building, landscape and streetscape design that:
    - (i) promotes a casual, outdoor lifestyle;

- (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.

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

- (l) 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.

- (m) 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.
- (n) 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.
- (o) 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).
- (p) 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.
- (q) 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*.
- (r) 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.
- (s) 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)**

- (t) 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.
- (u) 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.
- (v) 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.

- (w) 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)**

- (x) 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).
- (y) 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.
- (z) 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.
- (aa) 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.
- (bb) 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)**

- (cc) 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.
- (dd) 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 LPSP1a (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.
- (ee) 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.
- (ff) 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.

- (gg) 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.
- (hh) 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 Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area)**

- (ii) Development in Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets*, *function facilities*, *bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere. *Nightclub entertainment facilities* are only established on sites included in the Major centre zone and with *frontage* to Bulcock Street.

**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 Precinct CAL LPP-2 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets*, *function facilities*, *bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere.
- (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-3 (Moffat Beach/Shelly 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 700m<sup>2</sup> in area.

- (rr) Development in the Medium density residential zone provides for a mix of residential housing types with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (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-4 (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>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Development supports an urban structure configured in a manner generally in accordance with <b>Figure 7.2.6C (Caloundra Centre Urban Structure)</b> and comprising the following sub-precincts identified on <b>Local Plan Map LPM45</b> and further described below:- (a) Sub-precinct LPSP CAL-1a (Destination Centre); (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).	<b>AO2</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>Built Form Generally</b>			
<b>PO3</b>	<p>Development respects and emphasises the following important sightlines and views identified conceptually on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>:-</p> <ul style="list-style-type: none"> <li>(a) views from Canberra Terrace, Arthur Street, Queen Street and Regent Street to the Glass House Mountains;</li> <li>(b) views along Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue to the Pumicestone Passage; and</li> <li>(c) views to the Glass House Mountains, Pumicestone Passage, Bribie Island and the Pacific Ocean from Bulcock Esplanade and the coastal path.</li> </ul>	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	<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"> <li>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</li> <li>(b) articulated, pitched, skillion or curved roof forms;</li> <li>(c) open or transparent balustrades;</li> <li>(d) orientation of living spaces to maximise natural ventilation, winter sun and summer shade;</li> <li>(e) utilisation of shade devices that minimise hot summer sunlight falling on openings and external living areas whilst admitting warm winter sunlight;</li> <li>(f) natural ventilation in lift lobbies, arrival areas and communal areas;</li> <li>(g) landscaping and signage integrated into the building design;</li> <li>(h) understated coastal colour schemes; and</li> <li>(i) low reflective glazing, roofing and cladding.</li> </ul> <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 Construction Code.</p>	<b>AO4</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Section 9.4.7 (Sustainable design code)</b> sets out requirements for sustainable design including design for climate.</p> <p>Note—<b>Figure 7.2.6D (Example of use of sun shading devices in building design)</b> illustrates the use of vertical sun shading providing side boundary privacy and western screening.</p>
<b>PO5</b>	<p>Development for a residential, business or community activity provides for buildings that have clearly defined levels incorporating:-</p> <ul style="list-style-type: none"> <li>(a) a base (lower two storeys) where materials, textures, planting and</li> </ul>	<b>AO5</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6E (Example detailing for base of mixed use buildings)</b> illustrates the use of stone, timber and integrated coastal landscaping to 'human interaction' areas.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>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>		<p>Note—<b>Figure 7.2.6F (Example detailing for middle of buildings)</b> 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—<b>Figure 7.2.6G (Example detailing for building rooftops)</b> illustrates articulated roof form and activation of rooftop areas.</p> <p>Note—<b>Section 9.4.3 (Business uses and centre design code)</b> sets out additional requirements in relation to building features and articulation.</p>
<b>PO6</b>	<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>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6H (Example podium design)</b> illustrates the design of podium areas for outdoor living and recreation.</p>
<b>PO7</b>	<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>	<b>AO7</b>	<p><i>In partial fulfilment of performance outcome PO7:-</i></p> <p>Development on sites larger than 3,000m<sup>2</sup>, with a building height of 25 metres or greater, provides for a design which accommodates a minimum of two towers.</p> <p>Note—<b>Figure 7.2.6I (Example of articulated building design)</b> illustrates variation in volumetric massing to reduce building bulk and scale.</p> <p>Note—<b>Section 9.4.3 (Business use and centre design code)</b> sets out additional requirements in relation to building massing and composition.</p>
<b>PO8</b>	<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>	<b>AO8</b>	<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>
<b>PO9</b>	<p>Development for a residential use or mixed use ensures dwellings incorporate useable and comfortable outdoor private living spaces which:-</p> <p>(a) are connected directly with indoor living spaces;</p> <p>(b) are large enough to accommodate a dining table or lounge setting; and</p> <p>(c) are designed to ensure privacy</p>	<b>AO9</b>	<p><i>In partial fulfilment of performance outcome PO9:-</i></p> <p>Outdoor living areas including verandahs, balconies, terraces and the like, have minimum internal dimensions of 3m x 4m.</p>

Performance Outcomes		Acceptable Outcomes	
	and weather protection whilst also maintaining a visual and physical connection with the street.		
<b>PO10</b>	<p>Development in Sub-precincts CAL LPSP-1a (Destination Centre), and CAL LPSP-1b (Community and Creative Hub):-</p> <p>(a) provides for car parking:-</p> <p>(i) below ground in a basement structure(s); or</p> <p>(ii) which is sleeved behind buildings or behind other uses in the same building;</p> <p>(b) minimises vehicular access across active street frontages; and</p> <p>(c) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive.</p>	<b>AO10</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6J (Sleeving of parking areas)</b> illustrates how parking areas may be sleeved behind retail or commercial uses, or residential uses.</p>
<b>Setbacks and Site Cover</b>			
<b>PO11</b>	<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> <p>(a) development south of Omrah Avenue and Ormuz Avenue creates an active urban streetscape through buildings which:</p> <p>(i) address and have a close relationship to the street;</p> <p>(ii) complement the existing scale of buildings in Bulcock Street through the creation of tower and podium forms which:</p> <p>(A) deliver a close relationship with Bulcock Street at street level, without dominating the streetscape or creating a tunnelling effect;</p> <p>(B) are well set back from Bulcock Street above the podium; and</p> <p>(C) preserve solar access to Bulcock Street, and significant views;</p> <p>(iii) protect and frame views to the waterfront on Otranto Avenue, Minchinton Street and Knox Avenue;</p> <p>(b) development north of Ormuz Avenue and east of Minchinton Street responds to the primarily residential nature of this area through buildings which:-</p> <p>(i) have generous front setbacks;</p> <p>(ii) address the street; and</p> <p>(iii) facilitate subtropical</p>	<b>AO11</b>	<p>Development complies with the <i>setbacks</i> and <i>site cover</i> specified in <b>Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)</b>.</p> <p><b>OR</b></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>planting zones along street frontages;</p> <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>		
<b>PO12</b>	<p>Development in other areas within Precinct CAL LPP-1 (Caloundra Central):-</p> <p>(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;</p> <p>(b) provides for generous setbacks to Oval Avenue;</p> <p>(c) facilitates subtropical planting zones along street frontages;</p> <p>(d) ensures development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and</p> <p>(e) ensures sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces.</p>	<b>AO12</b>	<p>Development complies with the setbacks and site cover specified in <b>Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)</b>.</p> <p><b>OR</b></p> <p>For development on council owned or controlled land, setbacks and site cover are determined via detailed site planning.</p>
<b>Street Frontages</b>			
<b>PO13</b>	<p>Development in the Major centre zone and Tourist accommodation zone facilitates vibrant and active streets and public spaces through providing for:-</p> <p>(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</p> <p>(b) <i>secondary active street frontages</i> which provide a significant proportion of active uses at street level.</p>	<b>AO13</b>	<p>Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>.</p> <p>Note—Section 9.4.3 (<b>Business use and centre design code</b>) sets out additional requirements addressing the relationship of buildings to streets and public spaces.</p>
<b>PO14</b>	<p>Development in the Major centre zone and Tourist accommodation zone provides for building facades along laneways which:-</p> <p>(a) provide opportunities for small scale or micro active uses for part of the laneway frontage;</p> <p>(b) incorporate artwork to contribute to the laneway experience, particularly at entry points; and</p> <p>(c) maintain the primary role of laneways for servicing.</p>	<b>AO14</b>	<p>Development provides laneway frontages, where identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>.</p>
<b>PO15</b>	Development in the High density	<b>AO15</b>	Development adjacent to a street

Performance Outcomes		Acceptable Outcomes	
	residential zone and Medium density residential zone on streets identified as a street addressing frontage on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> are designed to maximise casual surveillance and passive activation and promote a close relationship with the adjacent street or public space.		<p>addressing frontage, where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>:-</p> <ul style="list-style-type: none"> <li>(a) orients indoor and outdoor living spaces towards the street or other public space;</li> <li>(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 <b>Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)</b>;</li> <li>(c) provides no, or low boundary fences; and</li> <li>(d) provides front landscaping that is designed and configured in a manner that does not substantially block views to and from the street.</li> </ul> <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—<b>Figure 7.2.6K (Example of development addressing a street addressing frontage)</b> provides an example of development design to a street addressing frontage.</p>
<b>Landscape and Streetscape Character</b>			
<b>PO16</b>	Development provides for streetscape improvements which:- <ul style="list-style-type: none"> <li>(a) reflect the colours and textures of the local coastal environment;</li> <li>(b) complement existing or proposed streetscape works in Caloundra Centre to ensure continuity of <i>streetscapes</i> and landscape design;</li> <li>(c) provide attractive streets which enhance amenity and pedestrian accessibility; and</li> <li>(d) contribute to an enhanced entry experience into Caloundra Centre along major roads and public transport routes.</li> </ul>	<b>AO16.1</b>	Development adjacent to a <i>primary streetscape treatment area</i> on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements, public art and landscaping consistent with the plant species, composition, materials and palettes in the upgraded Bulcock Street streetscape.
		<b>AO16.2</b>	Development adjacent to a <i>boulevard treatment area</i> on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements which enhance the sense of arrival and entry to Caloundra Centre via continuous landscaped boulevards.
		<b>AO16.3</b>	Development adjacent to a <i>high amenity streetscape area</i> on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements which enhance the pedestrian experience including abundant shade trees, wide footpaths and verge landscaping.
			<p>Note—<b>Section 9.4.2 (Landscape code)</b> sets out requirements for streetscape landscapes.</p> <p>Note—the Bulcock Street Master Plan provides further guidance regarding particular</p>

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

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(b) contributes activity and amenity to the gateway;</li> <li>(c) creates an attractive, safe and inviting streetscape and pedestrian link between Stockland Shopping Centre and Bulcock Street; and</li> <li>(d) incorporates landscaped build outs including shade trees, feature landscaping, attractive ground covers and entry signage.</li> </ul>		
<b>PO20</b>	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.	<b>AO20</b>	<p>Development provides for the retention of character <i>vegetation</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>.</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>
<b>Connectivity and Movement</b>			
<b>PO21</b>	<p>Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations, including linkages:-</p> <ul style="list-style-type: none"> <li>(a) between the different sub-precincts within Precinct CAL LPP-1 (Caloundra Central);</li> <li>(b) between Stockland Shopping Centre and Bulcock Street;</li> <li>(c) between Bulcock Street and Bulcock Esplanade, in particular via Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue; and</li> <li>(d) along the northern side of Maloja Avenue to complete the coastal path.</li> </ul>	<b>AO21</b>	No acceptable outcome provided.
<b>PO22</b>	<p>Development facilitates the provision of regional and local recreational pathways including continuous attractive pedestrian and cycle links:</p> <ul style="list-style-type: none"> <li>(a) along Bulcock Esplanade, Maloja Avenue and along the waterfront of the Caloundra Waterfront Holiday Park towards Golden Beach; and</li> <li>(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.</li> </ul>	<b>AO22</b>	Development integrates with and extends the coastal path and bush to beach path where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> .
<b>PO23</b>	<p>Development provides public access through block pedestrian linkages which:-</p> <ul style="list-style-type: none"> <li>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</li> <li>(b) provides a safe alternative to the</li> </ul>	<b>AO23.1</b>	Development for a large floor plate use in the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> , provides visible, safe,



Performance Outcomes		Acceptable Outcomes	
	<p>street based pedestrian and cycle movement network;</p> <p>(c) are activated wherever possible; and</p> <p>(d) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<p><b>AO23.2</b></p> <p><b>AO23.3</b></p>	<p>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—<b>Figure 7.2.6N (Example of development addressing a pedestrian linkage)</b> provides an example of development design to address a mid-block pedestrian linkage.</p>
<b>PO24</b>	<p>Development protects and where relevant provides for, the following transport corridors and infrastructure identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub;</p> <p>(b) the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and its associated future transit stations;</p> <p>(c) the CoastConnect Priority Public Transport and Bicycle Corridor; and</p> <p>(d) the proposed new northern access roads into the Caloundra Centre via:-</p> <p>(i) Third Avenue, Oval Avenue and Gosling Street; and</p> <p>(ii) Queen Street, Ulm Street and Minchinton Street; and</p> <p>(e) proposed new intersections and intersection upgrades.</p>	<b>AO24</b>	No acceptable outcome provided.
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1a (Destination Centre)</b>			
<b>PO25</b>	Development is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Centre.	<b>AO25</b>	No acceptable outcome provided.
<b>PO26</b>	<p>Development in the Major centre zone south of Omrah Avenue and Ormuz Avenue, and in the Tourist accommodation zone:-</p> <p>(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 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>	<b>AO26</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>PO27</b>	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.	<b>AO27</b>	No acceptable outcome provided.
<b>Development on Key Site 1 (Top of Town)</b>			
<b>PO28</b>	<p>Development on Key Site 1 (Top of Town) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> <li>(a) creates a destination for locals and visitors;</li> <li>(b) marks the eastern gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> <li>(i) is highly articulated;</li> <li>(ii) epitomises coastal sub-tropical and sustainable design; and</li> <li>(iii) recognises the landmark nature of the site;</li> </ul> </li> <li>(c) provides activation to Bulcock Street and Knox Avenue;</li> <li>(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</li> <li>(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.</li> </ul> <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>	<b>AO28</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6O (Key Site 1 (Top of Town))</b> provides illustrations of design outcomes for Key Site 1 (Top of Town).</p>
<b>PO29</b>	Development on Key Site 1 (Top of	<b>AO29</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Town) identified in specific site note 1 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> 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 3,500m<sup>2</sup> 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>		
<b>Development on Key Site 2 (Western Sites)</b>			
<b>PO30</b>	<p>Development on Key Site 2 (Western Sites) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> 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> <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</p>	<b>AO30</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6P (Key Site 2 (Western Sites))</b> provides illustrations of design outcomes for Key Site 2 (Western Sites).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>Omrah Avenue to Bulcock Street as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>, 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>		
<b>PO31</b>	<p>Development on Key Site 2 (Western Sites) identified in specific site note 2 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> 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 2,500m<sup>2</sup> 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 2,500m<sup>2</sup> 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 vertical <i>retirement facility</i>:-</p> <ul style="list-style-type: none"> <li>flexible internal layout which can adapt to changing requirements;</li> <li>hotel like facilities including shared community recreation and open space components;</li> <li>high levels of accessibility for residents and visitors and strong</li> </ul>	<b>AO31</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>connectivity with surrounding areas; and</p> <ul style="list-style-type: none"> <li>a focus on privacy whilst promoting community interaction.</li> </ul> <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>		
<b>Development on Key Site 3 (Bulcock/Maloja)</b>			
<b>PO32</b>	<p>Development on Key Site 3 (Bulcock/Maloja) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use development that:-</p> <ul style="list-style-type: none"> <li>(a) comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street and Maloja Avenue;</li> <li>(b) provides an integrated development for the whole, or a significant portion of, the Key Site;</li> <li>(c) 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;</li> <li>(d) marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> <li>(i) is highly articulated;</li> <li>(ii) epitomises coastal sub-tropical and sustainable design; and</li> <li>(iii) demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street;</li> </ul> </li> <li>(e) provides primary activation to Bulcock Street and secondary activation to Maloja Avenue and the coastal path;</li> <li>(f) provides for access, 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 along Bulcock Street;</li> <li>(g) provides a safe and welcoming mid block pedestrian linkage from Bulcock Street to Maloja Avenue as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> co-located with the</li> </ul>	<b>AO32</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6Q (Key Site 3 (Bulcock/Maloja))</b> provides illustrations of design outcomes for Key Site 3 (Bulcock/Maloja).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>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>		
<b>PO33</b>	<p>Development on Key Site 3 (Bulcock/Maloja) identified in specific site note 3 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> 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> <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</p>	<b>AO33</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.		
<b>Development on Key Site 4 (Cooma Terrace Bus Station)</b>			
<b>PO34</b>	<p>Development on Key Site 4 (Cooma Terrace Bus Station) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> <li>(a) showcases exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> <li>(i) is highly articulated; and</li> <li>(ii) epitomises coastal sub-tropical and sustainable design;</li> </ul> </li> <li>(b) capitalises on views to the Pumicestone Passage and the Glass House Mountains;</li> <li>(c) provides for buildings that address and activate Cooma Terrace and Williamson Lane; and</li> <li>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</li> </ul> <p>Editor's Note—Redevelopment of Key Site 4 is subject to further planning.</p>	<b>AO34</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6R (Key Site 4 (Cooma Terrace Bus Station))</b> provides illustrations of design outcomes for Key Site 4 (Cooma Terrace Bus Station).</p>
<b>Development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade)</b>			
<b>PO35</b>	<p>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and Bulcock Esplanade:-</p> <ul style="list-style-type: none"> <li>(a) may provide for residential uses or a mix of residential and business uses;</li> <li>(b) where business uses are proposed, maintains a <i>primary active street frontage</i> to Bulcock Esplanade;</li> <li>(c) provides for a maximum <i>site cover</i> of:- <ul style="list-style-type: none"> <li>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</li> <li>(ii) 35% for that part of a building exceeding 8.5 metres in height;</li> </ul> </li> <li>(d) provides <i>access</i> from Leeding Terrace, other than where for permanent accommodation; and</li> <li>(e) maintains <i>setbacks</i> to Otranto Avenue in accordance with <b>Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central))</b> in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</li> </ul>	<b>AO35</b>	No acceptable outcome provided.

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



Performance Outcomes		Acceptable Outcomes	
	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.		
<b>Development on Key Site 6 (Kronks Motel)</b>			
<b>PO38</b>	<p>Development provides for Key Site 5 (Kronks Motel) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> <li>(a) a range of residential, business, community and indoor sport, recreation and entertainment uses;</li> <li>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design;</li> <li>(c) a building form which:- <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment);</li> </ul> </li> <li>(d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>;</li> <li>(e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>; and</li> <li>(f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas.</li> </ul>	<b>AO38</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6S (Key Site 6 (Kronks Motel))</b> provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
<b>Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)</b>			
<b>PO39</b>	Development of the future transit station site (Lots 18, 19 and 20 on	<b>AO39</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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>		
<b>Development in the Community Facilities Zone (Omrah Avenue)</b>			
<b>PO40</b>	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.	<b>AO40</b>	No acceptable outcome provided.
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1c (Gateway)</b>			
<b>PO41</b>	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.	<b>AO41</b>	No acceptable outcome provided.
<b>PO42</b>	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 well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	<b>AO42</b>	No acceptable outcome provided.
<b>PO43</b>	Development in the Major centre zone in Sub-precinct CAL LPSP-1d	<b>AO43.1</b>	For development on a site with two street frontages, built form aligns to a minimum

Performance Outcomes		Acceptable Outcomes	
	(Gateway) creates pedestrian friendly active streetscapes, whilst accommodating parking for car-based businesses.	<b>AO43.2</b>	<p>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—<b>Figure 7.2.6T (Example of acceptable dual frontage site treatment (parking))</b> provides an example of how onsite parking may be accommodated on sites with dual frontages.</p> <p>Note—<b>Figure 7.2.6U (Example of acceptable single frontage site treatment (parking))</b> provides an example of how onsite parking may be accommodated on sites with a single frontage.</p>
<b>Development on Key Site 7 (Stockland Shopping Centre)</b>			
<b>PO44</b>	<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 <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>;</p> <p>(e) improved through-site pedestrian and cycle links provided either as public thoroughfares or as 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</p>	<b>AO44</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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 400m<sup>2</sup> 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>		
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)</b>			
<b>PO45</b>	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.	<b>AO45</b>	No acceptable outcome provided.
<b>PO46</b>	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:- (a) interactive edges and outdoor living areas overlooking the street and park; (b) streetscapes which promote pedestrian activity; and (c) car parking and servicing areas to be provided in basement or semi-basement structures or sleeved behind buildings.	<b>AO46</b>	No acceptable outcome provided.
<b>PO47</b>	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 comprising a relatively small component of the total <i>gross floor area</i> of the overall development.	<b>AO47</b>	No acceptable outcome provided.
<b>PO48</b>	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on <i>sites</i>	<b>AO48</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	fronting Oval Avenue provides for buildings which address the street with a <i>secondary active street frontage</i> provided where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> with <i>active uses</i> such as cafés or <i>shops</i> located intermittently, generally on corner sites.		
<b>PO49</b>	Development in the Major centre 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.	<b>AO49</b>	No acceptable outcome provided.
<b>PO50</b>	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.	<b>AO50</b>	No acceptable outcome provided.
<b>PO51</b>	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.	<b>AO51.1</b>  <b>AO51.2</b>	Development involving multi-unit residential uses occurs on a minimum development <i>site</i> of 1,000m <sup>2</sup> .  Development does not isolate excluded lots.
<b>Development on the Caloundra RSL Site (Lot 470 on SP194659, West Terrace/Oval Avenue)</b>			
<b>PO52</b>	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 highly articulated and epitomises sub-tropical and sustainable design; (c) the maximum height limit of 18 metres to be achieved for one or two focal towers only, with	<b>AO52</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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>		
<b>Development on Lots 34 – 39 on RP56889 (Bowman Road)</b>			
<b>PO53</b>	<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>	<b>AO53</b>	No acceptable outcome provided.
<b>Development on Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406 (Queen Street/Allen Street)</b>			
<b>PO54</b>	<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> to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	<b>AO54</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>Development on Lot 5 C27621 and Lot 2 RP124874 (Ulm Street)</b>			
<b>PO55</b>	<p>Development of council owned/controlled land on Ulm Street (Lot 5 C27621 and Lot 2 RP124874):-</p> <ul style="list-style-type: none"> <li>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses;</li> <li>(b) addresses the Central Park and Ulm Street frontage;</li> <li>(c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</li> <li>(d) enhances the streetscape character of Ulm Street; and</li> <li>(e) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</li> </ul> <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	<b>AO55</b>	No acceptable outcome provided.
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-Precinct CAL LPSP-1e (Caloundra Hospitality Area)</b>			
<b>PO56</b>	<p>Development in Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area):-</p> <ul style="list-style-type: none"> <li>(a) provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars</i> and <i>hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere; and</li> <li>(b) may include <i>nightclub entertainment facilities</i> only where in the Major centre zone on <i>sites</i> with frontage to Bulcock Street.</li> </ul>	<b>AO56</b>	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	
<b>Development in the Caloundra Local Plan Area Generally (All Zones)</b>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	<b>AO1.1</b>	<p>Development for residential, business or community activity provides for building design which incorporates the following features:-</p> <ul style="list-style-type: none"> <li>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</li> <li>(b) articulated, pitched, skillion or curved roof forms;</li> <li>(c) large balconies;</li> <li>(d) open or transparent balustrades;</li> <li>(e) louvres; and</li> <li>(f) landscaping integrated into the</li> </ul>

Performance Outcomes		Acceptable Outcomes	
		AO1.2	<p>building design.</p> <p>Development uses understated coastal colour schemes and low-reflective roofing and cladding materials.</p>
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 Caloundra Road.	<p>AO2.1</p> <p>AO2.2</p>	<p>Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b>:-</p> <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—<b>Section 9.4.2 (Landscape code)</b> 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.	<p>AO3.1</p> <p>AO3.2</p> <p>AO3.3</p>	<p>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 <b>Figure 7.2.6A (Caloundra local plan elements)</b>.</p> <p>Development within the Lighthouse View Protection Area identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> does not interrupt:-</p> <p>(a) views of the lighthouses from Kings Beach Park; and</p> <p>(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.</p> <p>Development provides for the retention of character <i>vegetation</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b>.</p> <p>Note—in some circumstances, the eradication</p>



Performance Outcomes		Acceptable Outcomes	
			of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
<b>PO4</b>	Development improves local connectivity and protects the following transport infrastructure identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> :- (a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub; (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.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	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 <b>Figure 7.2.6A (Caloundra local plan elements)</b> .	<b>AO5</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>Development in the Specialised Centre Zone (Caloundra Road Showroom Area)</b>			
<b>PO6</b>	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> .	<b>AO6</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)</b>			
<b>PO7</b>	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.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development in the Local centre zone:- (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 access arrangements that do not dominate the street.	<b>AO8</b>	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) provides for buildings to be set back from street <i>frontages</i> as follows:- (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

Performance Outcomes		Acceptable Outcomes	
			<p>Street, but in any case not less than 3 metres;</p> <p>(c) provides <i>primary active street frontages</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b>;</p> <p>(d) provides all weather protection to active street <i>frontages</i> 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;</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>
<b>Development in the Low Impact Industry Zone (Moffat Beach Business Park)</b>			
<b>PO9</b>	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.	<b>AO9.1</b>	Development does not provide for any additional vehicular access from Nothling Street.
		<b>AO9.2</b>	Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothling Street and north of Grigor Street West occurs on amalgamated sites with:- (a) all vehicular access gained via Grigor Street West; (b) a <i>landscape buffer</i> provided along Nothling Street with security fencing located behind landscaping; and (c) no or only minimal building openings provided to the Nothling Street <i>frontage</i> of the <i>site</i> .
		<b>AO9.3</b>	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):- (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 a 3 metre wide densely planted buffer strip along the street <i>frontage</i> ; and (d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.
		<b>AO9.4</b>	Notwithstanding the maximum height of buildings and structures identified on the applicable Height of Buildings and Structures Overlay Map, that part of a

Performance Outcomes		Acceptable Outcomes	
			building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where located on a <i>site</i> opposite land included in the Low density residential zone (along William Street and George Street).
<b>PO10</b>	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.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	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.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	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.	<b>AO12</b>	No acceptable outcome provided.
<b>Development in the Tourist Accommodation Zone (Kings Beach, Dicky Beach and Oaks Oasis Resort)</b>			
<b>PO13</b>	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 <i>façade</i> ; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO13</b>	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> ; (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> .
<b>PO14</b>	Development in Precinct CAL LPP-2 (Kings Beach Hospitality Area):- (a) provides for a range of	<b>AO14</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars and hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere; and</p> <p>(b) does not provide for the establishment of <i>nightclub entertainment facilities</i>.</p>		
<b>PO15</b>	<p>Development in the Tourist accommodation zone provides for Key Site 8 (Kings Beach Tavern) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> 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> <p>(a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses;</p> <p>(b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street;</p> <p>(c) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(d) a building form which provides for two slim line towers of variable height above a two <i>storey</i> podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes;</p> <p>(e) a maximum <i>site cover</i> of 50% for the first two <i>storeys</i> and 35% for <i>storeys</i> above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and</p> <p>(f) streetscape improvements at street level which complement and reflects the streetscape treatments in Kings Beach Park.</p>	<b>AO15</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6V (Kings Beach Tavern preferred design treatment)</b> illustrates the preferred design treatment for Key Site 8 (Kings Beach Tavern).</p>
<b>PO16</b>	<p>Development in the Tourist accommodation zone provides for Key Site 9 (Kings Beach Shops) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> 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> <p>(a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and catering business uses where identified as a <i>primary active</i></p>	<b>AO16</b>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<p><i>street frontage</i> on <b>Figure 7.2.6A (Caloundra local plan elements)</b>, with <i>active uses</i> provided along a minimum of 75% of the <i>site frontage</i>;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a maximum height of:-            (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;</p> <p>(d) a maximum <i>site cover</i> of 70% for the first two <i>storeys</i> and 40% for storeys above the second <i>storey</i>;</p> <p>(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;</p> <p>(f) vehicle access from Princess Lane;</p> <p>(g) opportunities for casual surveillance of public spaces, including Princess Lane; and</p> <p>(h) streetscape improvements at street level which complement and integrate with Kings Beach Park.</p>		
<p><b>PO17</b></p>	<p>Development in the Tourist accommodation zone provides for Key Site 10 (Oaks Oasis Resort) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> 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> <p>(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;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a building form which:-            (i) is arranged so as to maintain and enhance sightlines to, and strengthen visual</p>	<p><b>AO17</b></p>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>associations with, Pumicestone Passage;</p> <p>(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 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>		
<b>Development in the High Density Residential Zone</b>			
<b>PO18</b>	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.	<b>AO18</b>	Development provides for buildings which:- <ul style="list-style-type: none"> <li>(a) are designed and located to respond to the natural topography, such as by stepping down the slope;</li> <li>(b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and</li> <li>(c) are well spaced with a slender rather than bulky appearance.</li> </ul>
<b>Development in the Medium Density Residential Zone Generally</b>			
<b>PO19</b>	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"> <li>(a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street;</li> <li>(b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street;</li> <li>(c) Dicky Beach, in the vicinity of Ngungun Street;</li> <li>(d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and</li> <li>(e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.</li> </ul>	<b>AO19</b>	The layout and design of development ensures that:- <ul style="list-style-type: none"> <li>(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>;</li> <li>(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>;</li> <li>(c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and</li> <li>(d) buildings are set within densely landscaped grounds.</li> </ul>
<b>Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)</b>			
<b>PO20</b>	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	<b>AO20</b>	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:- <ul style="list-style-type: none"> <li>(a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			(b) at least 15 metres from Canberra Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
<b>Development in the Low Density Residential Zone in Precinct CAL LPP-3 (Shelly Beach/Moffat Beach)</b>			
<b>PO21</b>	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-3 (Moffat Beach/Shelly Beach) maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m <sup>2</sup> in area.	<b>AO21</b>	No acceptable outcome provided.
<b>Development in the Community Facilities Zone</b>			
<b>Development in Precinct CAL LPP-4 (Caloundra Aerodrome)</b>			
<b>PO22</b>	Development in Precinct CAL LPP-4 (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.	<b>AO22</b>	No acceptable outcome provided.
<b>Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican Waters Boulevard)</b>			
<b>PO23</b>	Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):- (a) rehabilitates and remediates any	<b>AO23</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>contaminated land;</p> <p>(b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra 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>		



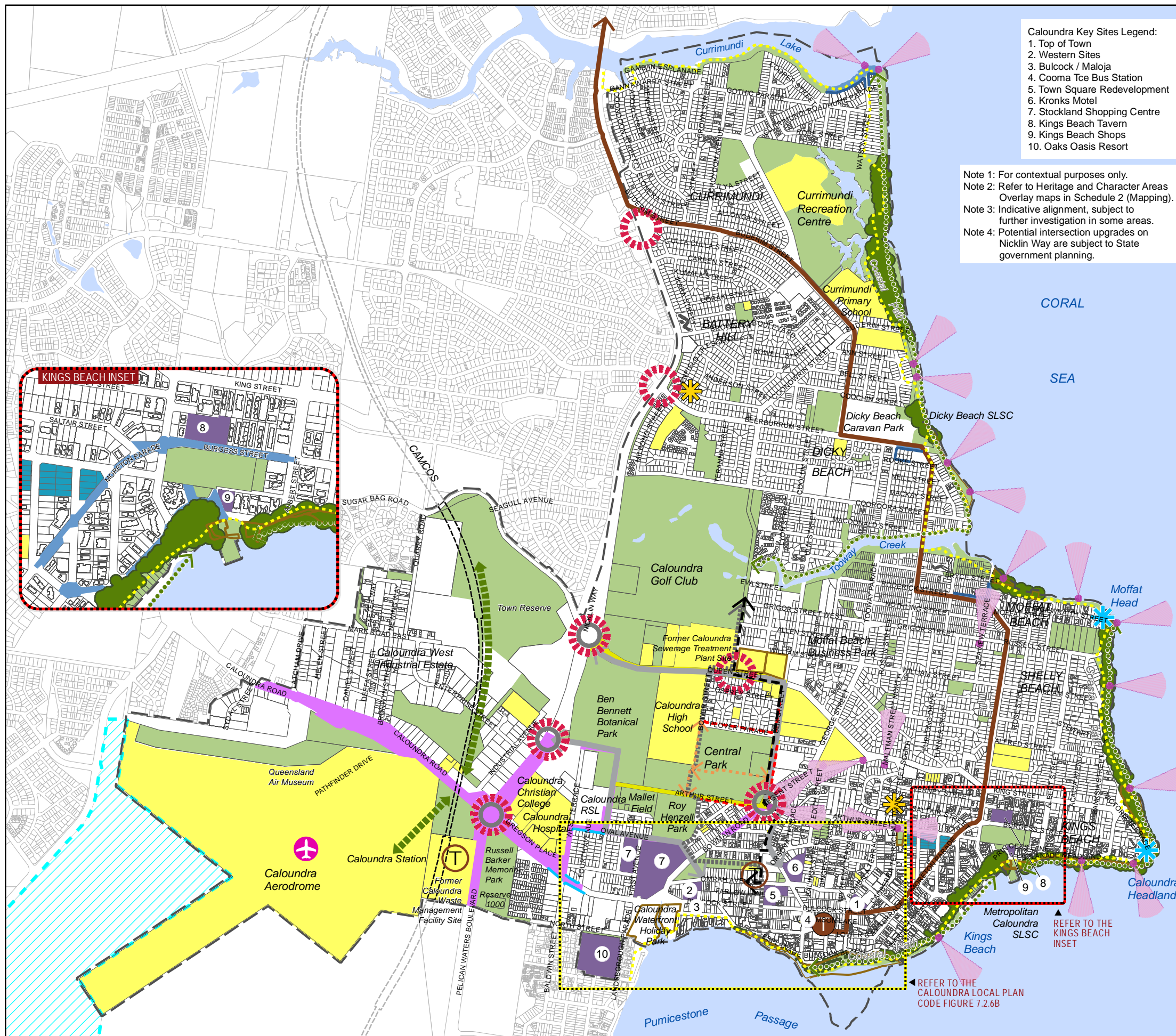
**Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)<sup>1</sup>**

Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub)						
Building component	Maximum Site Cover	Minimum Setbacks				
		Front			Side	Rear
		Primary and secondary active street frontages and laneways	Street addressing frontages	All other frontages		
Up to 8.5 metres	<ul style="list-style-type: none"> <li>Sites identified on <b>Figure 7.2.6B</b> – 90%</li> <li>Other sites within the Major centre zone or Tourist accommodation zone – 70%</li> <li>Otherwise – 60%</li> </ul>	<ul style="list-style-type: none"> <li>0m; or</li> <li>Where planting zones are provided, up to 20% of the frontage may be <i>setback</i> up to 3m.</li> <li>Frontage to Otranto Avenue, Minchinton Street and Knox Avenue South of Bulcock Street – 4m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>Sites with a 90% <i>site cover</i> identified on <b>Figure 7.2.6B</b> – 0m; or</li> <li>Otherwise - 2m</li> </ul>	<ul style="list-style-type: none"> <li>Sites with a 90% <i>site cover</i> identified on <b>Figure 7.2.6B</b> or with a rear boundary to a laneway – 0m; or</li> <li>Otherwise - 6m</li> </ul>
Above 8.5 metres	<ul style="list-style-type: none"> <li>45%</li> </ul>	<ul style="list-style-type: none"> <li>Frontage to Bulcock Street – 10m</li> <li>Elsewhere – 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
Sub-precinct CAL LPSP-1c (Gateway)						
Up to 8.5 metres	<ul style="list-style-type: none"> <li>Sites within the Major centre zone – 70%</li> <li>Otherwise – 60%</li> </ul>	<ul style="list-style-type: none"> <li>0m; or</li> <li>Where planting zones are provided, up to 20% of the frontage may be <i>setback</i> up to 3m.</li> <li>Frontage to Oval Avenue – 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>2m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
Above 8.5 metres	<ul style="list-style-type: none"> <li>45%</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the relevant use code</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
Sub-precinct CAL LPSP-1d (Central Park Urban Village)						
All	<ul style="list-style-type: none"> <li>50%</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the relevant use code</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>

<sup>1</sup> Note—for the purposes of these acceptable outcomes:-

- sun shading devices such as screens, sunhoods, *brise soleils* are excluded from *setback* requirements, provided that the maximum protrusion of any shading device is 1.5 metres;
- where site area is less than 1,500m<sup>2</sup>, front *setbacks* above 8.5 metres may be measured to the primary building line, so that balconies can protrude into the *setback* line by up to 2.5 metres, provided they are expressed as discrete architectural elements and are not enclosed.





- Caloundra Key Sites Legend:**
1. Top of Town
  2. Western Sites
  3. Bulcock / Maloja
  4. Cooma Tce Bus Station
  5. Town Square Redevelopment
  6. Kronks Motel
  7. Stockland Shopping Centre
  8. Kings Beach Tavern
  9. Kings Beach Shops
  10. Oaks Oasis Resort

Note 1: For contextual purposes only.  
 Note 2: Refer to Heritage and Character Areas Overlay maps in Schedule 2 (Mapping).  
 Note 3: Indicative alignment, subject to further investigation in some areas.  
 Note 4: Potential intersection upgrades on Nicklin Way are subject to State government planning.

**LEGEND**

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Secondary Active Street Frontage
- Street Addressing Frontage
- Primary Streetscape Treatment Area
- Boulevard Treatment Area
- High Amenity Streetscape Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Greenspace Link
- Character Vegetation
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Mountain or Hill
- Significant View
- Lighthouse View Protection Area
- Headland
- Through Block Pedestrian/Cycle Linkage
- Coastal Path<sup>Note 3</sup>
- Bush to Beach Path<sup>Note 3</sup>
- Dedicated Public Transport Corridor (CAMCOS)
- Priority Transit Corridor (Light Rail) for further investigation
- CoastConnect Priority Public Transport Corridor
- Indicative Road Linkage/Access Point
- Proposed Intersection Upgrade<sup>Note 4</sup>
- Transit Hub
- Future Transit Hub
- Key Site (Refer to Key Sites Legend)
- Caloundra Aerodrome
- Caloundra South Priority Development Area (subject to the *Economic Development Act 2012*)

1:20,642  
 0 95 190 380 570 760 Metres

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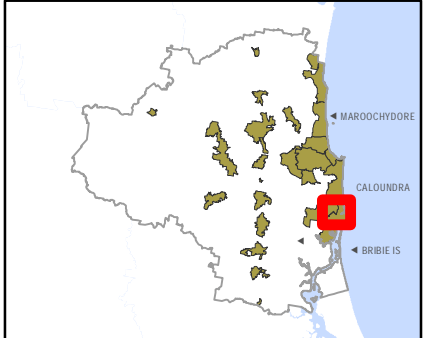
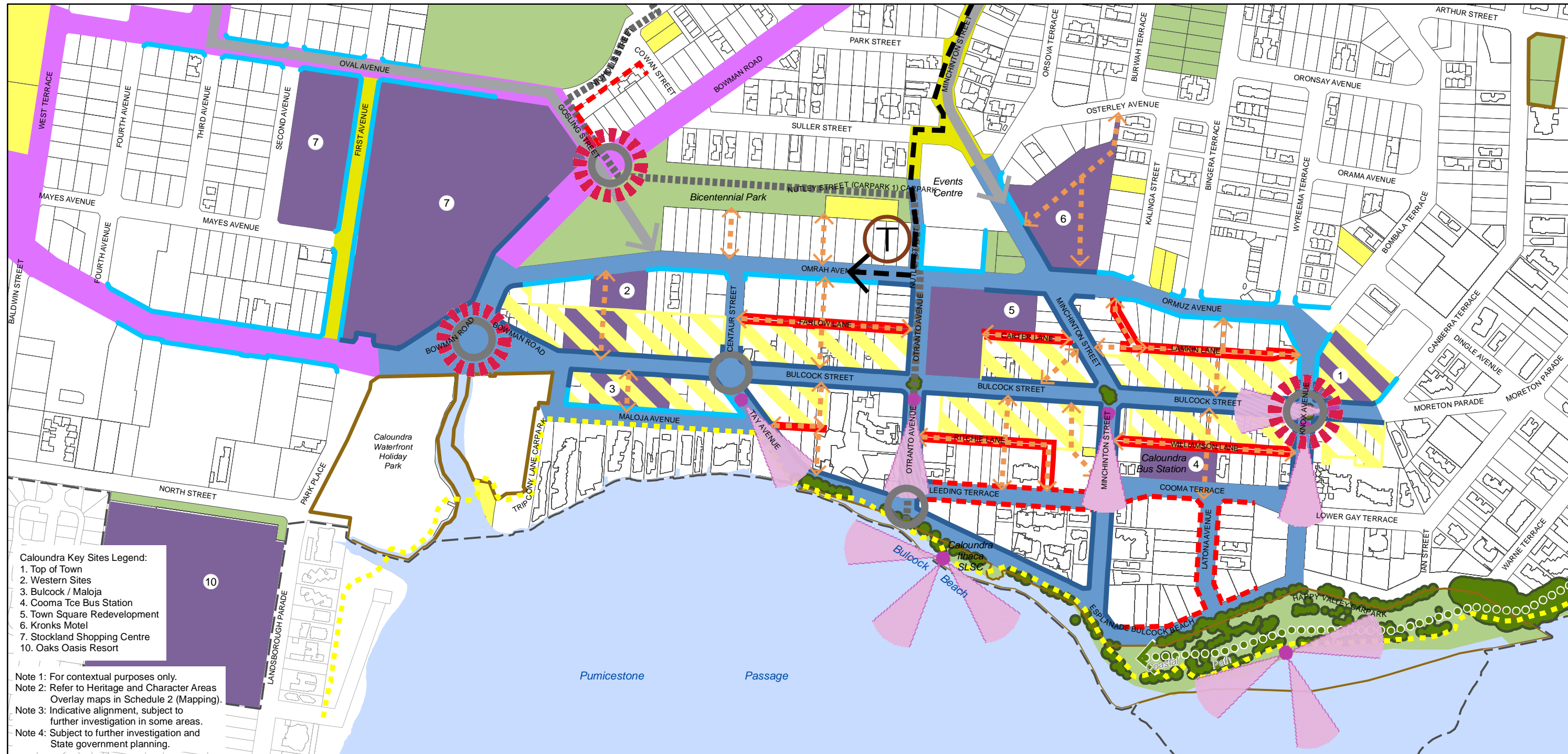


Figure 7.2.6A  
 (Caloundra Local Plan Elements)





- Caloundra Key Sites Legend:**
- 1. Top of Town
  - 2. Western Sites
  - 3. Bulcock / Maloja
  - 4. Cooma Tce Bus Station
  - 5. Town Square Redevelopment
  - 6. Kronks Motel
  - 7. Stockland Shopping Centre
  - 10. Oaks Oasis Resort

- Note 1:** For contextual purposes only.  
**Note 2:** Refer to Heritage and Character Areas Overlay maps in Schedule 2 (Mapping).  
**Note 3:** Indicative alignment, subject to further investigation in some areas.  
**Note 4:** Subject to further investigation and State government planning.

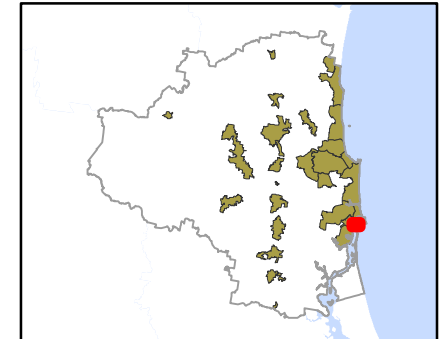
<b>LEGEND</b>			
	Local Plan Area Boundary		Greenspace <sup>Note 1</sup>
	Waterway <sup>Note 1</sup>		Community Activity/Facility <sup>Note 1</sup>
	Primary Active Street Frontage		Greenspace Link
	Secondary Active Street Frontage		Character Vegetation
	Laneway Frontage		Gateway/Entry Point
	Street Addressing Frontage		Heritage Place <sup>Note 2</sup>
	Maximum 90% Site Cover up to 8.5 metres		Significant View
	Primary Streetscape Treatment Area		Through Block Pedestrian/Cycle Linkage
	Boulevard Treatment Area		Coastal Path <sup>Note 3</sup>
	High Amenity Streetscape Area		Bush to Beach Path <sup>Note 3</sup>
			Priority Transit Corridor (Light Rail) for further investigation
			Indicative Road Linkage/Access Point
			Proposed Intersection Upgrade
			Future Transit Hub <sup>Note 4</sup>
			Key Site (Refer to Key Sites Legend)

1:4,500 0 15 30 60 90 120 Metres



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**Figure 7.2.6B**  
 (Caloundra Local Plan Elements - Inset)



Figure 7.2.6C Caloundra Centre Urban Structure



- |   |                            |   |   |   |   |
|---|----------------------------|---|---|---|---|
|  | Key Connection             |  | Public Transport Corridor                 |  | Gateway Sub-precinct                    |
|  | Intersection Upgrade       |  | Central Park, Green space and Connections |  | Central Park Urban Village Sub-precinct |
|  | Community and Creative Hub |  | Destination Centre Sub-precinct           |   |   |

**Figure 7.2.6D** Example of use of sun shading devices in building design



**Figure 7.2.6E** Example detailing for base of mixed use buildings

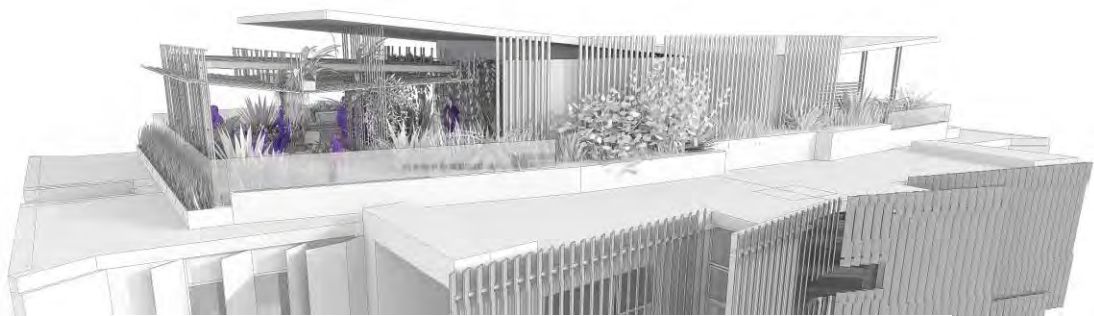




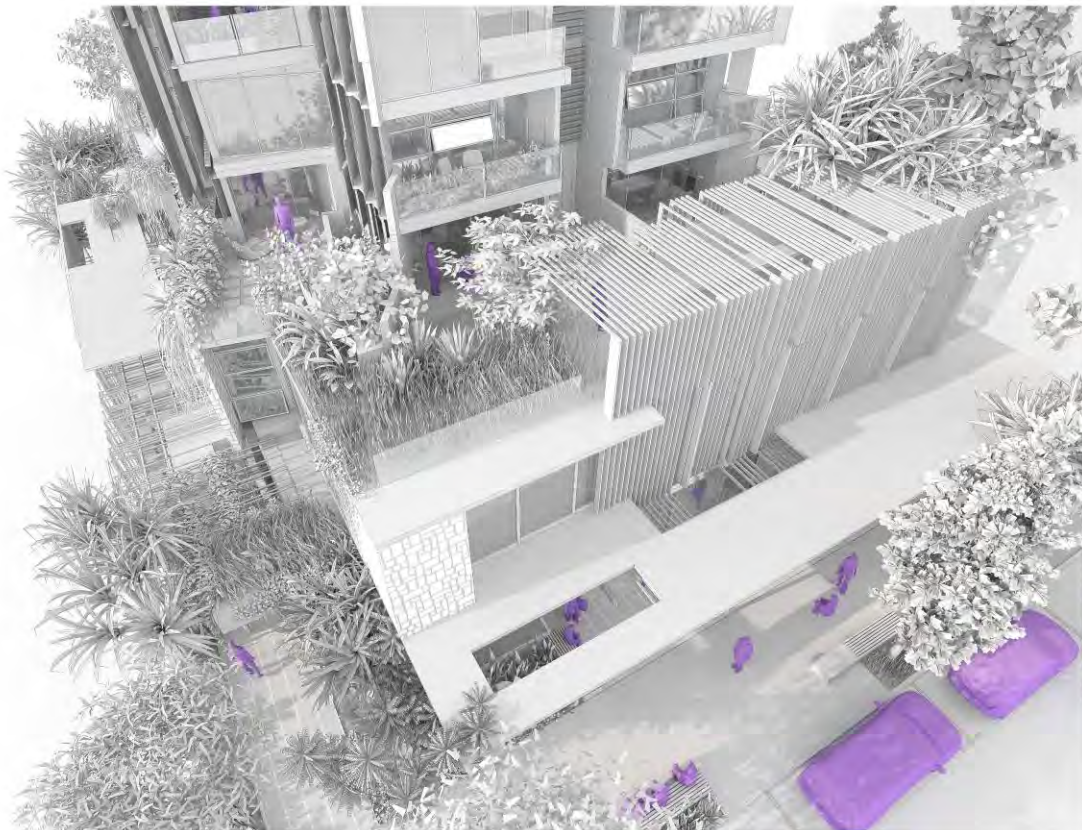
**Figure 7.2.6F** Example detailing for middle of buildings



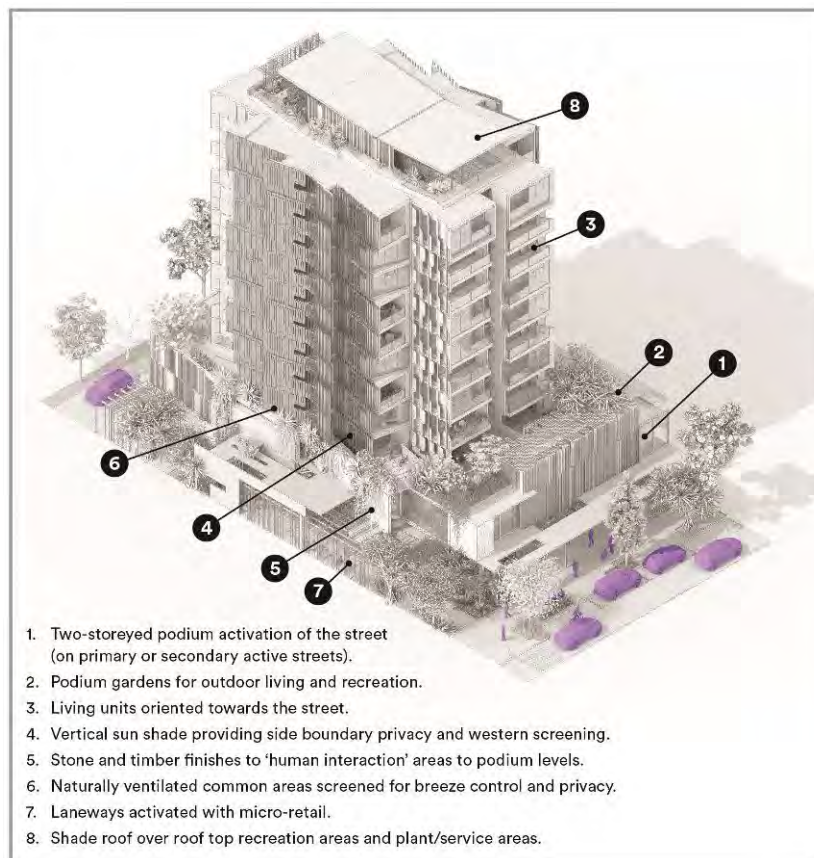
**Figure 7.2.6G** Example detailing for building rooftops



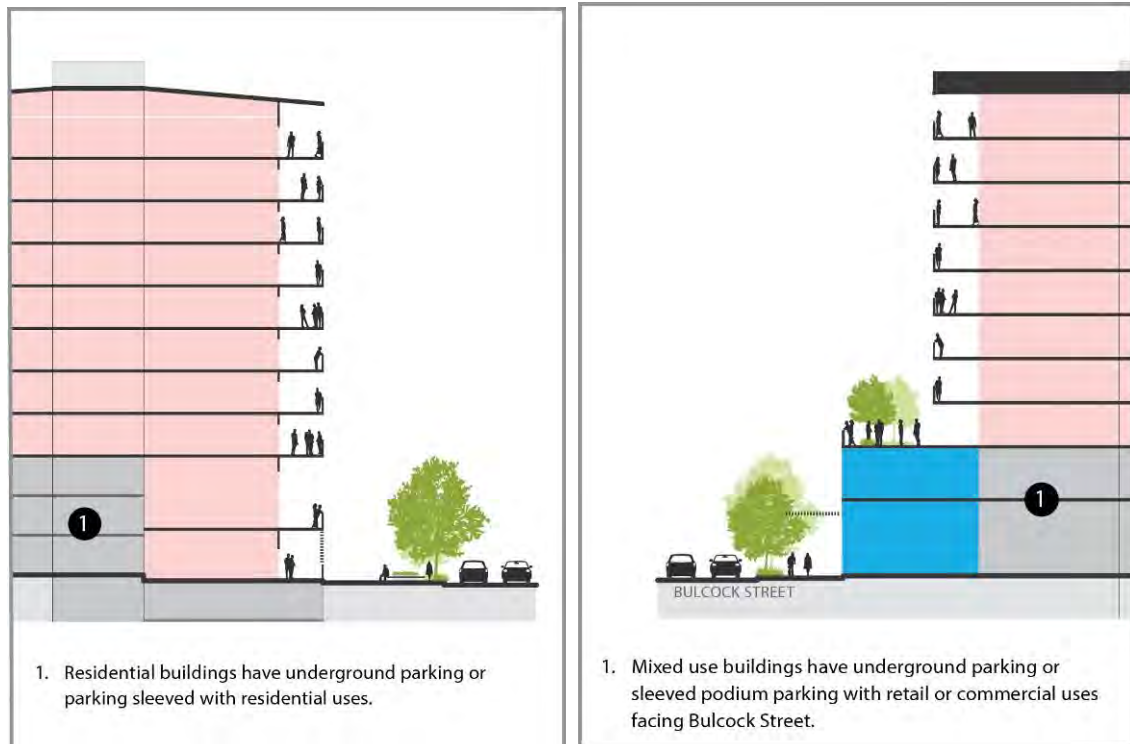
**Figure 7.2.6H Example podium design**



**Figure 7.2.6I Example of articulated building design**



**Figure 7.2.6J Sleevling of parking areas**



**Figure 7.2.6K Example of development addressing a street addressing frontage**



**Figure 7.2.6L Landscaping integrated into the building design**



**Figure 7.2.6M Western gateway to Bulcock Street**

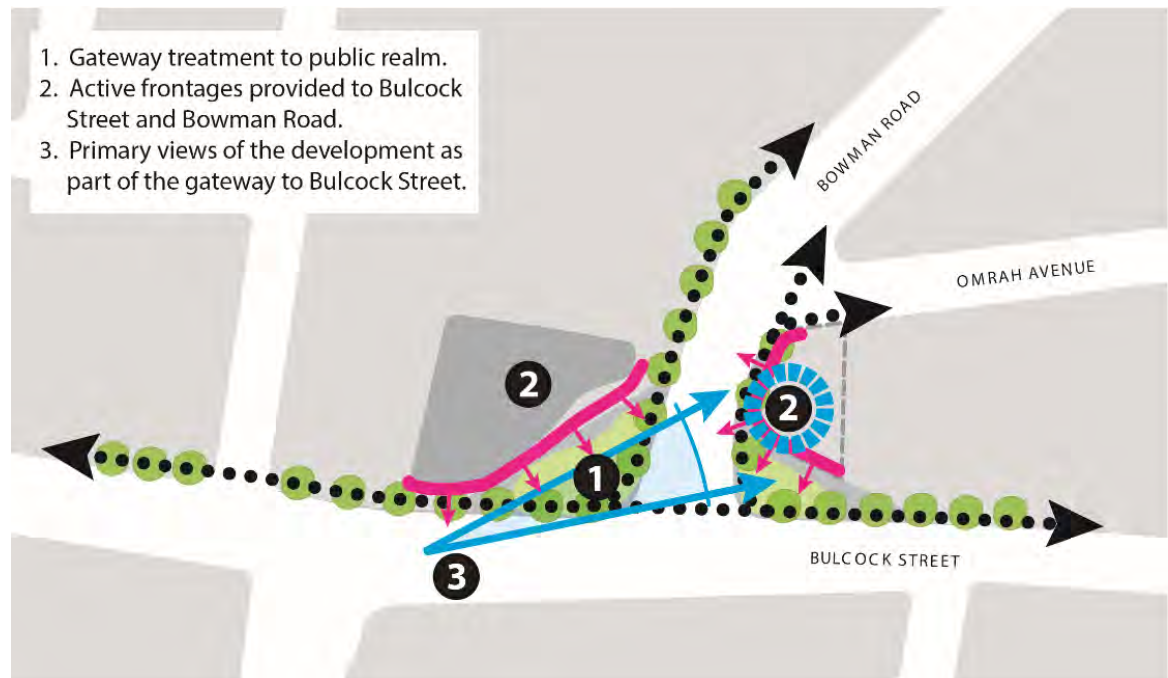
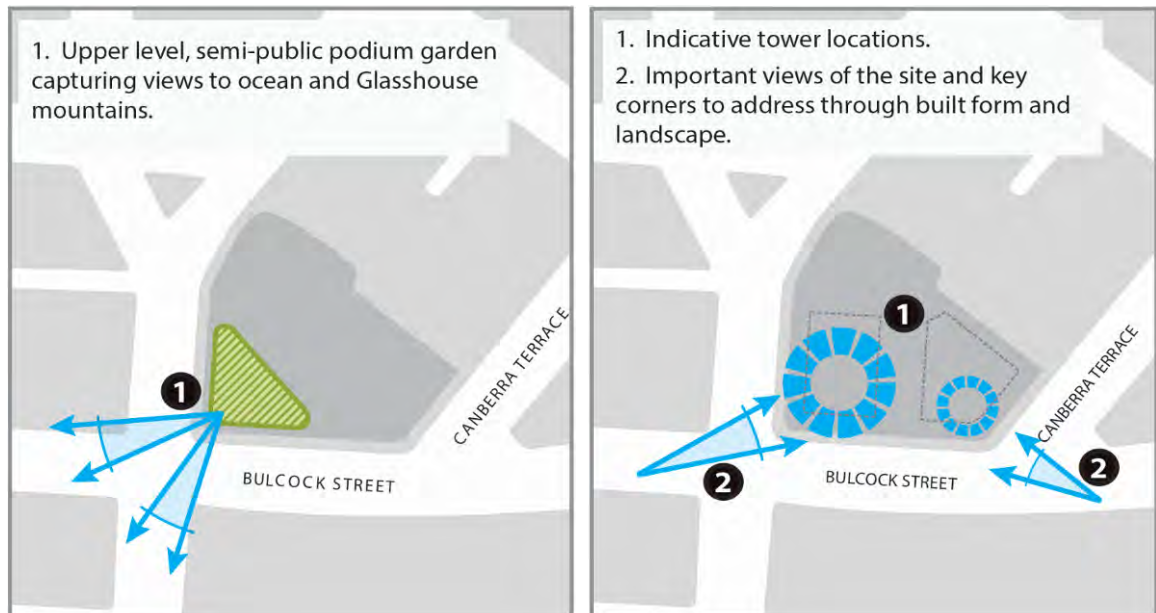


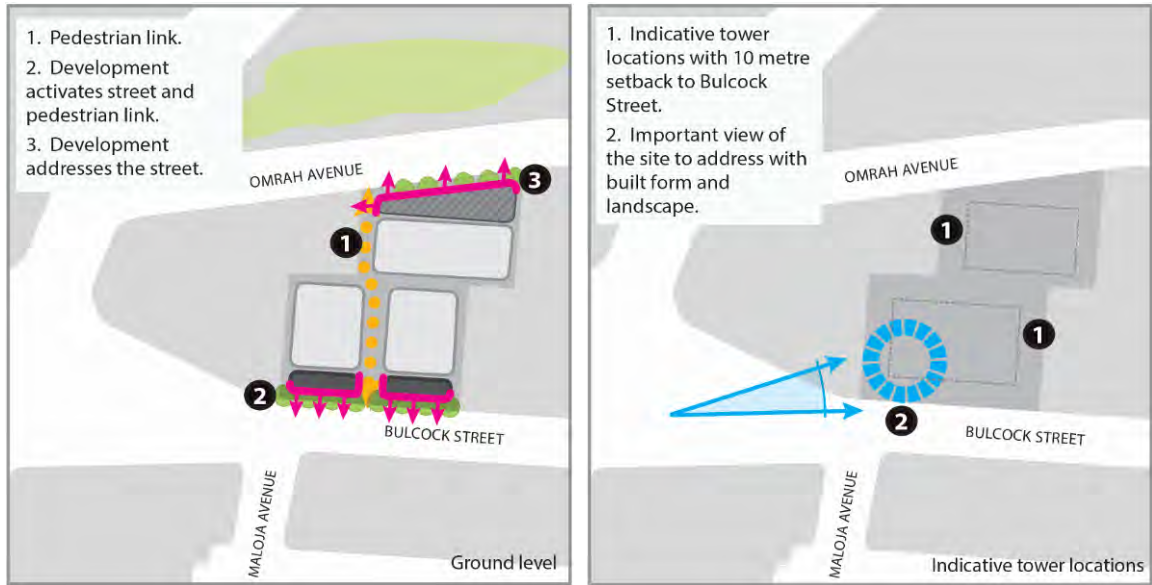
Figure 7.2.6N Example of development addressing a pedestrian linkage



Figure 7.2.6O Key Site 1 (Top of Town)



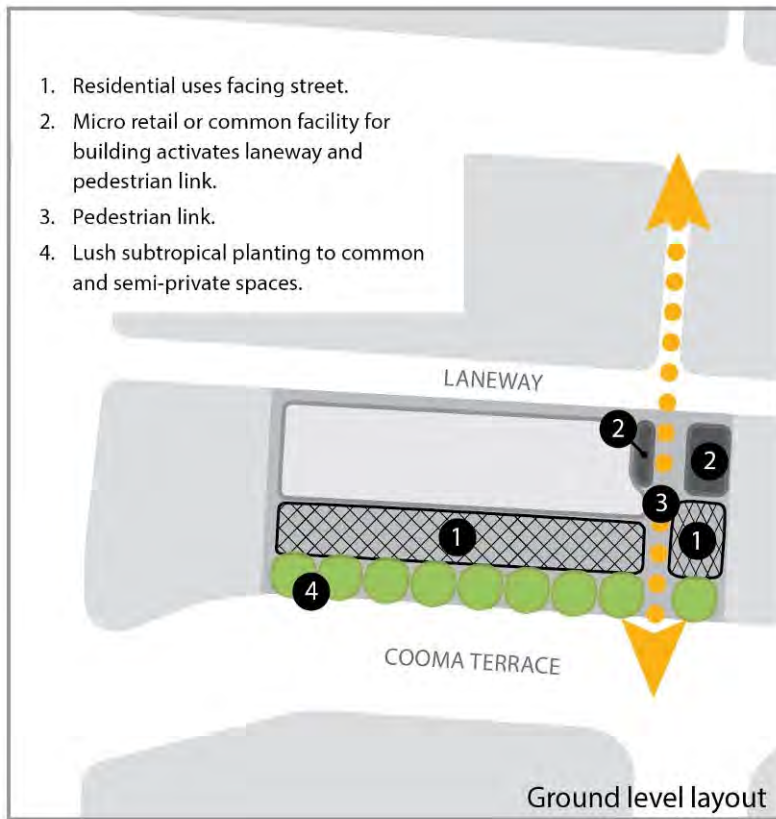
**Figure 7.2.6P Key Site 2 (Western Sites)**



**Figure 7.2.6Q Key Site 3 (Bulcock/Maloja)**



**Figure 7.2.6R Key Site 4 (Cooma Terrace Bus Station)**



**Figure 7.2.6S Key Site 6 (Kronks Motel)**

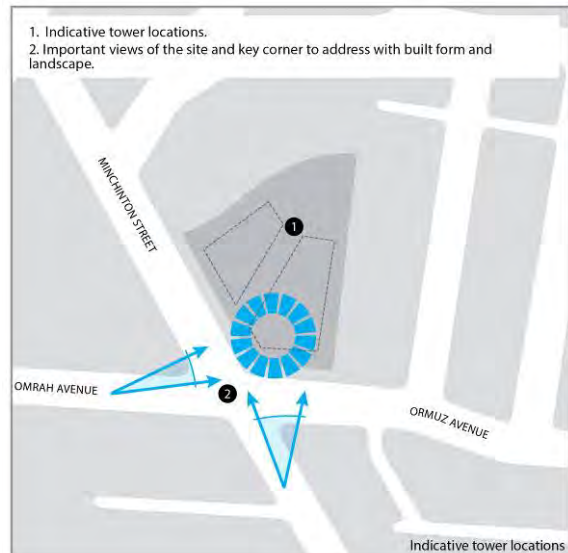
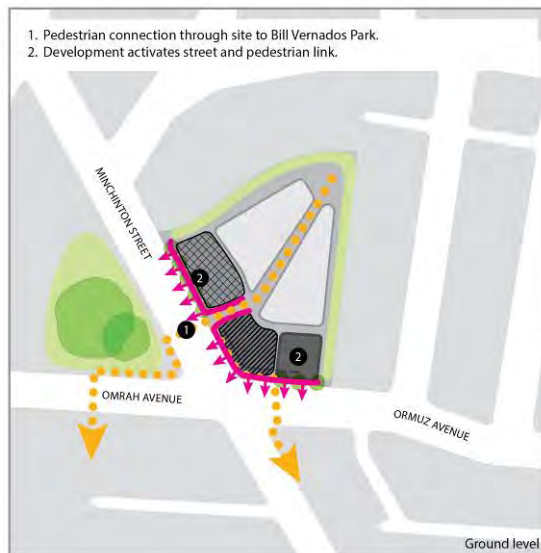


Figure 7.2.6T Example of acceptable dual frontage site treatment (parking)

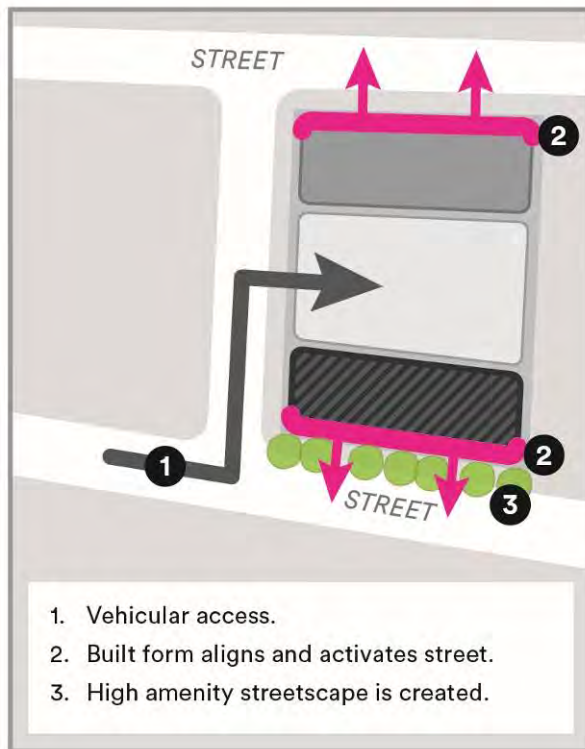


Figure 7.2.6U Example of acceptable single frontage site treatment (parking)

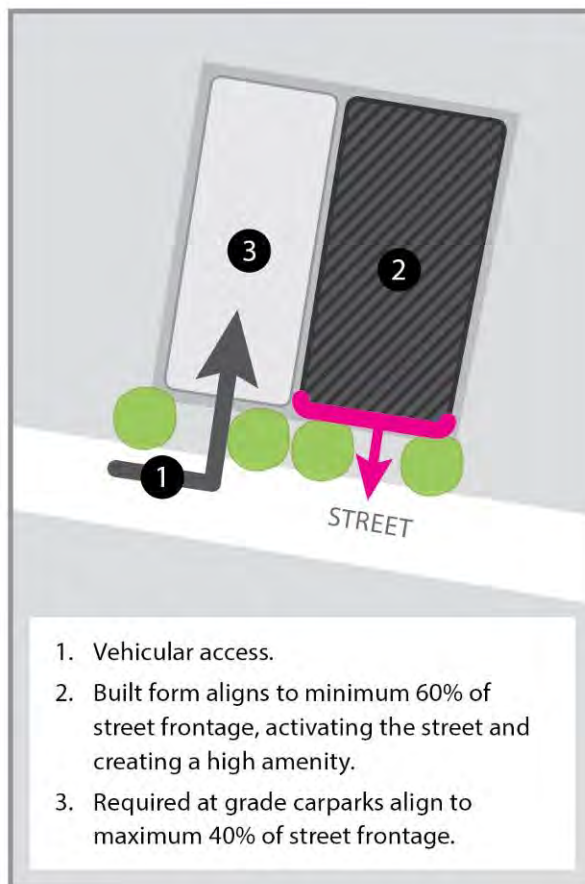
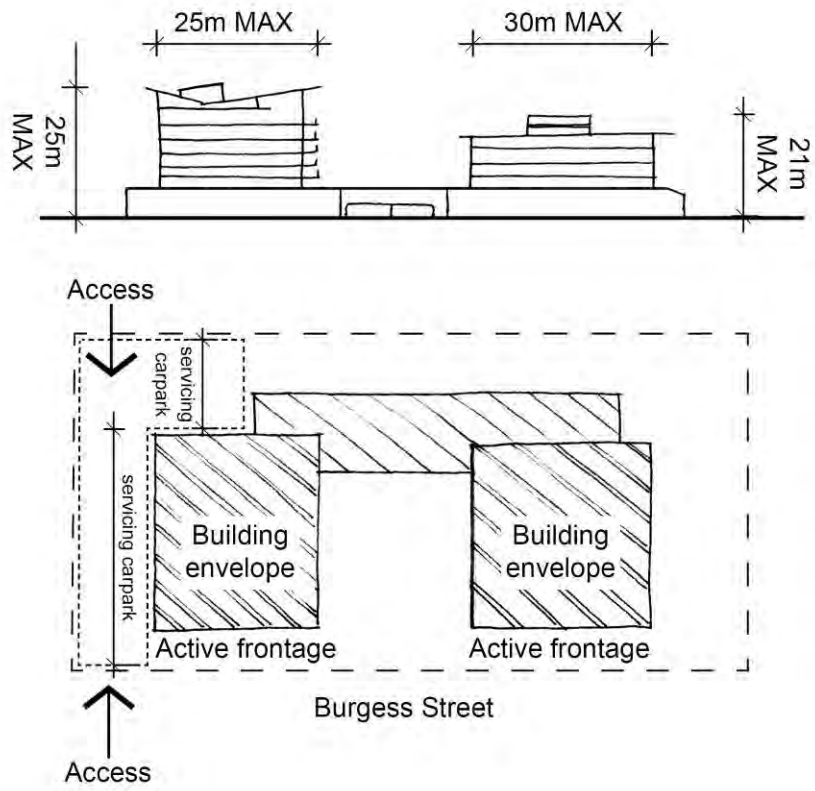




Figure 7.2.6V Kings Beach Tavern preferred design treatment





## 7.2.7 Caloundra West local plan code

### 7.2.7.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Caloundra West local plan area as shown on Map ZM44 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Caloundra West 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 7.2.7.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.7.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.7A (Caloundra West local plan elements)**.

### 7.2.7.2 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 Caloundra West local plan code.

*The Caloundra West local plan area is located in the south-eastern part of the Sunshine Coast and has a land area of approximately 2,295 hectares.*

*The local plan area includes the established residential neighbourhoods of Aroona, Little Mountain and part of Currimundi as well as emerging neighbourhoods at Bellvista and Meridan Plains.*

*The local plan area has a variable topography with the north-eastern part located in the coastal plain, the north-western part located on the Mooloolah River flood plain and the central and southern parts dominated by Little Mountain and its foothills.*

*The Mooloolah River, Currimundi Creek and the northern branch of Lamerough Creek are the main waterways traversing the local plan area and are important environmental, recreation and local character elements.*

*Whilst the natural landscape has been substantially altered over time to accommodate urban development, a broad mosaic of vegetation still remains in parts of the local plan area. In particular, the steeper hillside areas in the vicinity of Sugarbag Road and protected areas adjacent to Caloundra Road and the Dedicated Public Transport Corridor (CAMCOS), including the Caloundra Conservation Park, Meridan Plains Conservation Park, Jill Chamberlain Conservation Reserve and Sharyn Bonney Conservation Reserve retain areas of dense native vegetation contributing to the character and amenity of the local plan area.*

*About half of the local plan area is presently developed for housing with a number of residential estates currently under development or in the preliminary planning process. The predominant housing form in the local plan area is dwelling houses on conventional sized urban lots although some areas of small lot housing, multi unit development and several retirement villages are also present in the local plan area.*

*The Currimundi District Activity Centre, located in the north-eastern part of the local plan area, comprises the Currimundi Market Place located on the corner of Nicklin Way and Bellara Drive and the adjacent strip retail development located on either side of Nicklin Way. Several small local centres comprising of one or a small group of shops are interspersed throughout the local plan area.*

*The Sunshine Coast Industrial Park, located in the south-western part of the local plan area is a regionally significant industry and enterprise area that is progressively being developed.*

*The local plan area also accommodates a range of community activities and sport and recreation activities including the Corbould Park Racecourse, the Meridan Plains Sports Fields, Meridan State College, Talara State Primary School and Unity College.*

*Caloundra Road and Corbould Way are the principal transport routes providing a direct link from the Bruce Highway into Caloundra Town Centre and to Kawana. Caloundra Road is a major gateway to Caloundra from the west, providing a dramatic sense of arrival at Little Mountain with uninterrupted views to the Pumicestone Passage, islands and the ocean.*

*Several proposed transport corridors traverse the local plan area, including the Dedicated Public Transport Corridor (CAMCOS) (linking the North Coast Rail Line at Beerwah to Maroochydore) and the southern extension of the Multi Modal Transport Corridor (linking Caloundra South with the Sunshine Motorway).*

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

### **7.2.7.3 Purpose and overall outcomes**

- (1) The purpose of the Caloundra West local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra West local plan area.
- (2) The purpose of the Caloundra West local plan code will be achieved through the following overall outcomes:-
  - (a) The Caloundra West local plan area is a mature coastal urban area comprised of a number of interconnected residential communities, a major industrial and enterprise employment area and significant community and sport and recreation facilities.
  - (b) Urban and rural residential development in the Caloundra West local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect environmental areas, avoid constrained land and provide for the efficient provision of *infrastructure* and services.
  - (c) Opportunities for transit oriented development are provided in designated areas adjacent to the CoastConnect Priority Public Transport Corridor and the Dedicated Public Transport Corridor (CAMCOS), particularly within the Medium density residential zone and the Emerging community zone surrounding the proposed Aroona transit station.
  - (d) The sense of arrival to Caloundra from the west and the landscape and visual amenity of Caloundra Road is protected and reinforced by retaining and supplementing bushland and providing landscape buffers in corridors adjacent to Caloundra Road to effectively screen development, and maintaining the wide open vista over Moreton Bay available from the crest of Little Mountain.
  - (e) The Currimundi District Activity Centre is retained as a district level activity centre offering a wide range of business and community activities servicing the needs of residents in the northern part of the local plan area and nearby neighbourhoods in the adjacent Caloundra local plan area and Kawana Waters local plan area.
  - (f) Development in the District centre zone provides for Currimundi Market Place to function as the retail core with the areas adjacent to Nicklin Way providing a broader range of business uses in a configuration that substantially improves the *streetscape* character and appearance of this part of Nicklin Way.
  - (g) Land included in the Local centre zone on Parklands Boulevard opposite Sunset Drive is developed as a local (full service) activity centre incorporating a *supermarket* and associated business uses in a configuration that supports, and is complementary to, the proposed Aroona transit station to be established on adjacent land in conjunction with the Dedicated Public Transport Corridor (CAMCOS).
  - (h) Other local centres in the local plan area, including those at Aroona, Ivadale Lakes, Parklands, Bellvista and Little Mountain are retained as local (not full service) activity centres, providing for the day to day needs of residents in one or a small group of tenancies only.
  - (i) Whilst opportunities exist for the expansion and enhancement of business functions within the different centres in the local plan area, residents continue to rely upon Caloundra, Kawana or Maroochydore for their higher order business needs.
  - (j) Development within the Low density residential zone, Medium density residential zone and Emerging community zone occurs in an integrated manner and creates walkable

neighbourhoods with good pedestrian and cycle connectivity to centres, community facilities and open space. Whilst a range of residential lot sizes and housing types may be expected to establish within the undeveloped parts of the local plan area, the prevailing low density character of established residential areas is retained. The existing large residential lots in Discovery Drive, Homestead Drive and Manor Court are not further subdivided. Development of land in the Emerging community zone at 102-104 Old Caloundra Road, Little Mountain is conditional upon the satisfactory resolution of traffic impacts and, in the case that development is able to proceed, is for low density residential purposes only.

- (k) Land included in the Medium density residential zone and the Emerging community zone on Parklands Boulevard and Sunset Drive and the Community facilities zone at the end of Tallowood Close, in the vicinity of Meridan College, and within 800 metres of the proposed Aroona transit station, provides for the establishment of high quality, low rise medium density housing with buildings in configurations that are sensitive to and compatible with the existing predominantly low density character of the surrounding locality.
- (l) Development in the Rural residential zone to the west of Sugarbag Road and Sunset Drive provides for low impact rural residential living in a vegetated setting. Development provides for the retention of significant *vegetation* in a manner which retains the bushland character of Sugarbag Road and Sunset Drive and for buildings which sit lightly in the landscape with minimal site disturbance.
- (m) Corbould Park Racecourse continues to develop as a regionally significant *outdoor sport and recreation* facility that incorporates high quality facilities in an attractive, open landscape setting which protects the visual amenity of Caloundra Road as an important scenic route.
- (n) The Sunshine Coast Industrial Park continues to develop as a modern and visually appealing industry park with a high standard of environmental performance and design. Development facilitates a wide range of industrial uses through the provision of a range of lot sizes.
- (o) Land included in the Community facilities zone immediately to the south of the Sunshine Coast Industrial Park provides for the *site* to be developed for a range of uses including waste transfer and recycling facilities, sport and recreation uses and other compatible uses. Development on this *site* protects and connects *ecologically important areas* and environmental offset areas, incorporates an integrated water management system and provides for appropriate access to Racecourse Road and the southern extension of the Sunshine Motorway, south of Caloundra Road.
- (p) The significant environmental values and scenic quality of Caloundra Conservation Park, Meridan Plains Conservation Park, Jill Chamberlain Conservation Reserve, Sharyn Bonney Conservation Reserve and other local environmental reserves and parks are protected.
- (q) Development does not compromise the provision and operation of the proposed Dedicated Public Transport Corridor (CAMCOS), the CoastConnect Priority Public Transport and Bicycle Corridor, Corbould Way, the Multi-modal Transport Corridor, or proposed new road links to the Caloundra South Priority Development Area. Areas immediately adjacent to the Dedicated Public Transport Corridor (CAMCOS) included in the Environmental conservation and management zone are retained for their ecological, acoustic and visual buffering value.

#### 7.2.7.4 Performance outcomes and acceptable outcomes

**Table 7.2.7.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Caloundra West Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area.	<b>AO1.1</b>	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

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><b>AO1.2</b> Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p><b>AO1.3</b> Development provides for existing mature trees to be retained and incorporated into the design of development.</p>
<b>PO2</b>	Development contributes to the establishment of an attractive <i>streetscape</i> character that enhances the sense of arrival to Caloundra from the west along Caloundra Road and enhances the landscape and visual amenity of other <i>major roads</i> in the local plan area.	<b>AO2</b>	Development adjacent to Caloundra Road and Corbould Way, where identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> , provides a minimum 20 metre wide landscaped <i>buffer</i> along the full <i>frontage</i> of the road that is dedicated to <i>Council</i> as road, with any fencing wholly contained in private property at the rear of the <i>landscape buffer</i> .
<b>PO3</b>	Development preserves the gateway qualities and integrity of the wide open ocean view from Caloundra Road at the crest of Little Mountain to Bribie Island and Moreton Bay.	<b>AO3</b>	Development adjacent to the gateway/entry point on Caloundra Road at the crest of Little Mountain identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> :- <p>(a) ensures that buildings and structures do not impede or intrude upon the ocean views to Bribie Island and Moreton Bay from Caloundra Road at the crest of Little Mountain; and</p> <p>(b) incorporates landscape treatments that enhance the <i>gateway/entry point</i>.</p>
<b>PO4</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- <p>(a) enhance the coastal character of the Caloundra West local plan area; and</p> <p>(b) enhance the landscape and visual amenity of <i>major roads</i> in the Caloundra West local plan area and the townscape character of Currimundi District Centre.</p>	<b>AO4.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> , other than the gateway on Caloundra Road at the crest of Little Mountain:- <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the Caloundra West local plan area, and emphasise the <i>gateway/entry point</i> or corner location; and</p> <p>(b) incorporates building design such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p>
		<b>AO4.2</b>	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>Note—<b>Section 9.4.2 (Landscape code)</b> 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</p>

Performance Outcomes		Acceptable Outcomes	
			Guideline Standards for each centre as required.
<b>PO5</b>	Development provides for the retention and enhancement of key landscape elements contributing to the setting, character and sense of place of the Caloundra West local plan area including existing character trees and areas of significant <i>vegetation</i> .	<b>AO5</b>	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of the Caloundra West local plan area including:- (a) bushland areas in the vicinity of Sugarbag Road and Sunset Drive; (b) <i>vegetation</i> on ridgelines and elevated hilltops; (c) riparian <i>vegetation</i> along Currimundi Creek; and (d) <i>vegetation</i> adjacent to Corbould Way.  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.
<b>PO6</b>	Development on land identified as a local ecological linkage on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> facilitates the provision of a local ecological linkage connecting core habitat areas between Sharyn Bonney Bushland Reserve and Currimundi Creek.	<b>AO6</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO7</b>	Development does not compromise the future provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS); (b) the CoastConnect Priority Public Transport and Bicycle Corridor along the Nicklin Way; (c) the Multi-modal Transport Corridor; and (d) the Kawana Arterial extension between Caloundra Road and the Caloundra South Priority Development Area.	<b>AO7</b>	No acceptable outcome provided.
<b>Development in the District Centre Zone</b>			
<b>PO8</b>	Development in the District centre zone supports the role and function of Currimundi District Activity Centre as a district level activity centre.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development in the District centre zone:- (a) improves the functional relationships that exist between different parts of the centre; (b) contributes to the creation of a contemporary coastal built form; (c) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians along active or semi-active street front areas; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO9.1</b>	Development in the District centre zone provides for the Currimundi Market Place Shopping Centre to be progressively improved in a manner that:- (a) provides a <i>primary active street frontage</i> to the Nicklin Way where identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> ; (b) creates a more pedestrian friendly internal street environment; (c) reduces the dominance of car parking areas and signage elements at the Nicklin Way <i>site frontage</i> ; and (d) creates a more contemporary built form and landscape character that is compatible with a sub-tropical coastal urban setting.
		<b>AO9.2</b>	Development on other sites in the District

Performance Outcomes		Acceptable Outcomes	
			<p>centre zone:-</p> <ul style="list-style-type: none"> <li>(a) provides for <i>primary active street frontages</i> built to the boundary where identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b>;</li> <li>(b) incorporates building openings and windows overlooking the street;</li> <li>(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 along Nicklin Way in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</li> <li>(d) ensures that signage is integrated with buildings;</li> <li>(e) provides landscaping, shaded seating and consistent and simple paving materials on footpaths; and</li> <li>(f) provides for on-site car parking at the rear or to one side of the development.</li> </ul>
<b>Development in the Local Centre Zone</b>			
<b>PO10</b>	<p>Development in the Local centre zone supports the role and function of:-</p> <ul style="list-style-type: none"> <li>(a) the proposed local centre located on Parklands Boulevard opposite Sunset Drive as a local (full service) activity centre only; and</li> <li>(b) other local centres as local (not full service) activity centres.</li> </ul>	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> <li>(a) creates vibrant and active streets and public spaces;</li> <li>(b) provides a coherent and attractive streetfront address and achieves a high level of visual amenity;</li> <li>(c) provides a high level of comfort and convenience to pedestrians; and</li> <li>(d) provides functional and integrated car parking and vehicular access that does not dominate the street.</li> </ul>	<b>AO11</b>	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> <li>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</li> <li>(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;</li> <li>(c) has building openings overlooking the street;</li> <li>(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;</li> <li>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</li> <li>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</li> </ul>
<b>PO12</b>	<p>Development in the Local centre zone at the proposed local centre located on Parklands Boulevard opposite Sunset Drive:-</p> <ul style="list-style-type: none"> <li>(a) provides for the coordinated and integrated development of sites included within the Local centre zone;</li> <li>(b) provides for local centre activities</li> </ul>	<b>AO12</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
	<p>to be integrated with the proposed Aroona transit station and support the achievement of transit oriented development outcomes;</p> <p>(c) provides for any large format retail use to be sleeved and located behind smaller scale fine grain built form elements;</p> <p>(d) provides for the maximum <i>gross leasable floor area</i> for business uses in the Local centre zone at this location to not exceed 5,000m<sup>2</sup>; and</p> <p>(e) provides for the establishment of a central community meeting place such as a village square or plaza which:-</p> <p>(i) effectively integrates with the local centre and the Aroona transit station;</p> <p>(ii) provides a comfortable, safe and attractive environment for pedestrians;</p> <p>(iii) integrates with and is overlooked by <i>active uses</i>; and</p> <p>(iv) includes public artwork, shade and seating.</p>		
<b>Development in the Medium Density Residential Zone</b>			
<b>PO13</b>	Development in the Medium density residential zone provides for a significant resident population to be accommodated within the primary catchment of the Aroona transit station so as to support the functional efficiency of the Dedicated Public Transport Corridor (CAMCOS) and promote transit oriented development outcomes.	<b>AO13</b>	Development in the Medium density residential zone within 800 metres of the proposed Aroona transit station, where identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> , provides for the establishment of high quality, low rise multi-unit residential uses at densities of between 25 and 50 <i>equivalent dwellings</i> per hectare.
<b>Development in the Low Density Residential Zone (Precinct CAW LPP-1, Homestead Drive)</b>			
<b>PO14</b>	Development for reconfiguring a lot in the Low density residential zone in Precinct CAW LPP-1 (Homestead Drive) identified on <b>Local Plan Map LPM44</b> protects the low density residential character of Discovery Drive, Homestead Drive and Manor Court.	<b>AO14</b>	Development for reconfiguring a lot in the Low density residential zone in Precinct CAW LPP-1 (Homestead Drive) identified on <b>Local Plan Map LPM44</b> does not provide for lots fronting Discovery Drive, Homestead Drive and Manor Court to be further subdivided.
<b>Development in the Rural Residential Zone</b>			
<b>PO15</b>	Development for reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:-	<b>AO15</b>	Development for reconfiguring of lot in the Rural residential zone provides for a minimum lot size of 1 hectare.
	<p>(a) is sympathetic to the prevailing rural residential character of the area in which it is located; and</p> <p>(b) sensitively responds to site constraints.</p>		
<b>PO16</b>	Development in the Rural residential zone to the west of Sugarbag Road and Sunset Drive provides for low impact rural residential living in a bushland setting, and is designed in a manner which:-	<b>AO16</b>	No acceptable outcome provided.
	<p>(a) protects the bushland character of Sugarbag Road and Sunset Drive;</p>		

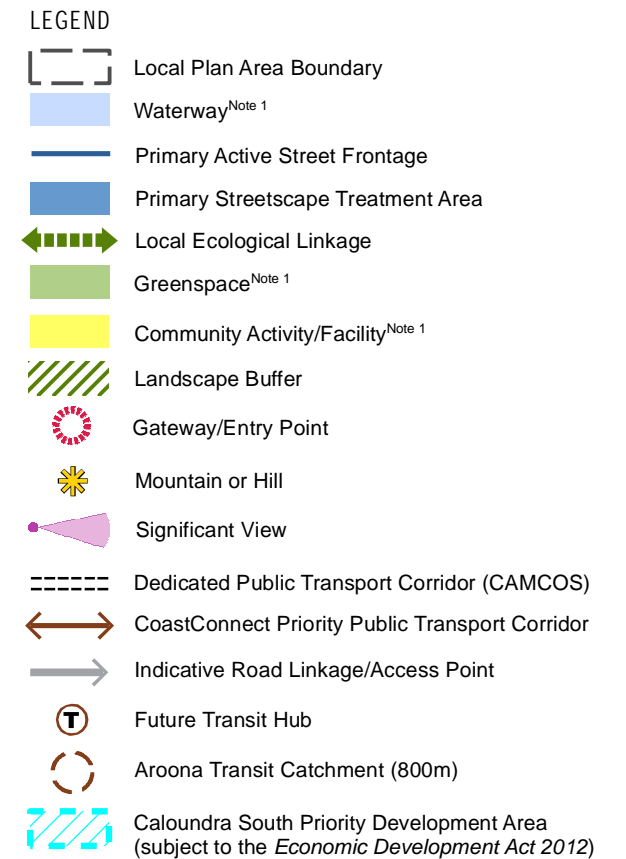
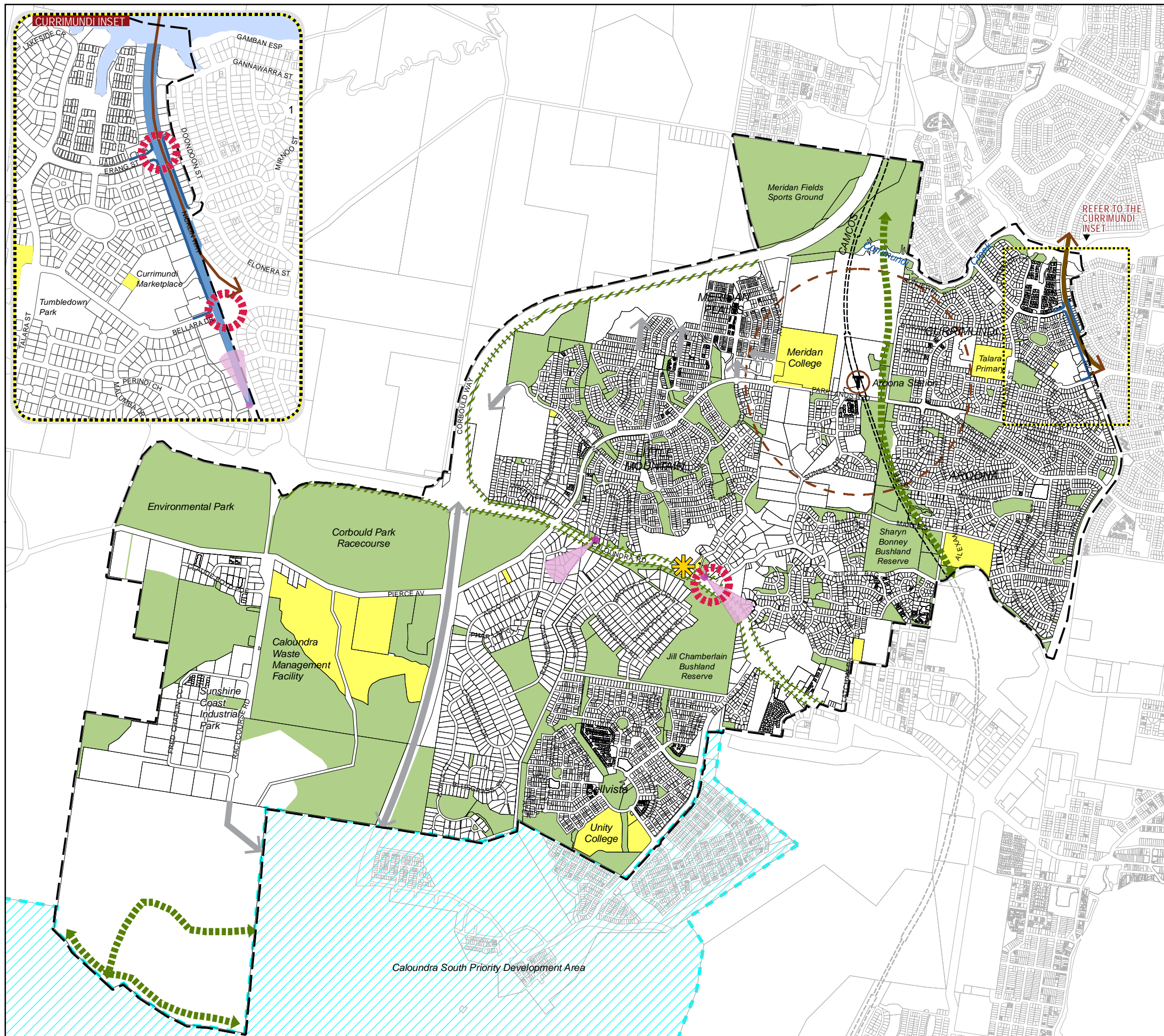
Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(b) appropriately and sensitively responds to site characteristics;</li> <li>(c) achieves minimal site disturbance;</li> <li>(d) maximises the amount of constrained land and <i>ecologically important areas</i> in protected tenure; and</li> <li>(e) provides for new home sites to be screened from Sugarbag Road and Sunset Drive.</li> </ul>		
<b>Development in the Emerging Community Zone Generally</b>			
<b>PO17</b>	<p>Development in the Emerging community zone contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:-</p> <ul style="list-style-type: none"> <li>(a) are integrated with existing neighbourhoods;</li> <li>(b) have legible and permeable local road systems;</li> <li>(c) provide for the coordinated provision of <i>infrastructure</i>; and</li> <li>(d) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i>, and avoid development of land otherwise subject to constraints.</li> </ul>	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	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 does not adversely impact upon the character or amenity of established residential neighbourhoods.	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	Development in the Emerging community zone provides for a significant resident population to be accommodated within the primary catchment of the Aroona transit station so as to support the functional efficiency of the Dedicated Public Transport Corridor (CAMCOS) and promote transit oriented development outcomes.	<b>AO19</b>	Development in the Emerging community zone within 800 metres of the proposed Aroona transit station, where identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> , provides for the establishment of high quality, low rise multi-unit residential uses and live/work buildings at densities of between 25 and 50 <i>equivalent dwellings</i> per hectare in accordance with the relevant zonings.
<b>PO20</b>	Development in the Emerging community zone reflects the local structure planning elements including indicative road/linkage points and landscape buffers identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b> .	<b>AO20</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Lot 1 RP88161 and Lot 1 RP127289, 102-104 Old Caloundra Rd, Little Mountain)</b>			
<b>PO21</b>	<p>Development in the Emerging community zone at 102-104 Old Caloundra Road, Little Mountain (Lot 1 RP88161 and Lot 1 RP127289):-</p> <ul style="list-style-type: none"> <li>(a) is conditional upon the appropriate address of traffic impacts, in particular on the operation and function of Bellvista Boulevard and Caloundra Road, prior to any urban development occurring on the <i>site</i>;</li> </ul>	<b>AO21</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and (b) in the case that urban development is able to proceed, having regard to (a) above, provides for development to be for low density residential purposes only.		
<b>Development in the Medium Impact Industry Zone and High Impact Industry Zone (Sunshine Coast Industrial Park)</b>			
<b>PO22</b>	Development in the Medium impact industry zone and High impact industry zone:- (a) provides for the continued development of the Sunshine Coast Industrial Park as a modern and visually appealing industry park with a high standard of environmental performance and design; (b) retains, enhances and connects native <i>vegetation</i> areas and other <i>ecologically important areas</i> ; (c) maintains and improves the quality of ground and surface water leaving the <i>site</i> and entering Pumicestone Passage and its tributaries; (d) caters for a range of industrial uses on lots ranging in size from:- (i) 2,500m <sup>2</sup> to 6,000m <sup>2</sup> , where in the Medium impact industry zone; and (ii) 5,000m <sup>2</sup> to 10 hectares, where in the High impact industry zone; (e) protects industrial uses from incompatible development that may adversely affect its operation; (f) is adequately serviced and provides for appropriate road connections and access including by public transport and cycle; (g) provides for individual lot access to be via lower order roads within the development rather than from Pierce Avenue or Racecourse Road; and (h) is designed to maximise energy efficiency and exhibit a high standard of architectural and landscape design.	<b>AO22</b>	No acceptable outcome provided.  Editor's Note— Development in the Sunshine Coast Industrial Park is currently regulated in accordance with an approved Master Plan and Plan of Development.
<b>Development in the Community Facilities Zone (Future Waste Management Facility) (Lot 504 RP 884348)</b>			
<b>PO23</b>	Development in the Community facilities zone on Lot 504 RP 884348:- (a) provides for the <i>site</i> to be developed for a range of uses including waste transfer and recycling facilities, sport and recreation uses and other compatible uses; (b) occurs in accordance with a master plan prepared for the whole of the <i>site</i> ; (c) retains, enhances and connects native <i>vegetation</i> areas, other <i>ecologically important areas</i> and	<b>AO23</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>environment offset areas;</p> <p>(d) provides for appropriate road connections to Racecourse Road and the sub-arterial roads in the Caloundra South Priority Development Area linking to the Bruce Highway and the southern extension of the Sunshine Motorway;</p> <p>(e) incorporates an integrated water management system that mitigates any potential adverse impacts on the quality of ground and surface water entering Pumicestone Passage and its tributaries;</p> <p>(f) reflects the local structure planning elements including indicative road linkage/access points and local ecological linkages identified on <b>Figure 7.2.7A (Caloundra West local plan elements)</b>; and</p> <p>(g) provides for high quality lot, building and landscape design that reflects the standard of development evidenced in the adjoining Sunshine Coast Industrial Park.</p>		
<b>Development in the Sport and Recreation Zone (Corbould Park Racecourse) (Lot 200 SP 189338, Pierce Avenue)</b>			
<b>PO24</b>	<p>Development in the Sport and recreation zone on Lot 200 SP 189338 (Corbould Park Racecourse):-</p> <p>(a) provides for the continued development of the Corbould Park Racecourse as a major outdoor sport, recreation and entertainment facility accommodating racecourse functions as well as <i>ancillary</i> uses such as function facilities and short term accommodation associated with the facility;</p> <p>(b) where significant extensions or works are proposed, development 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 way;</p> <p>(c) despite the height limit indicated on the relevant Height of Buildings and Structures Overlay Map, a master plan may provide for a maximum height limit of 15 metres for parts of the <i>site</i>, where potential visual amenity impacts can be adequately addressed;</p> <p>(d) despite <i>third party advertising devices</i> generally not being encouraged to establish in the Sunshine Coast Council area, a master plan may provide for limited <i>third party advertising devices</i> to be erected on the premises where such <i>advertising devices</i> form part of an integrated advertising</p>	<b>AO24</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>strategy primarily aimed at promoting the events and racing program and providing directional guidance to the racecourse;</p> <p>(e) protects the landscape character and visual amenity of Caloundra Road by setting buildings and structures well back from the Caloundra Road <i>frontage</i> of the <i>site</i>; and</p> <p>(f) incorporates building, <i>streetscape</i> and landscape design which epitomises sub-tropical and sustainable design.</p>		





Note 1: For contextual purposes only.



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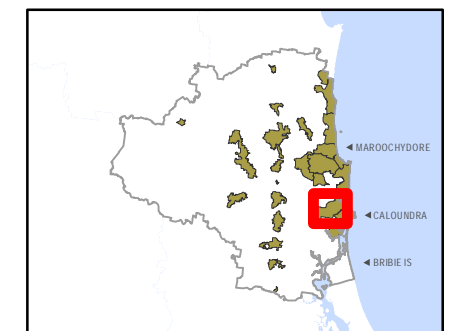


Figure 7.2.7A  
(Caloundra West Local Plan Elements)





## 7.2.8 Coolum local plan code

### 7.2.8.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Coolum local plan area as shown on Map ZM11 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Coolum 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 7.2.8.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.8A (Coolum local plan elements)**.

### 7.2.8.2 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 Coolum local plan code.

*The Coolum local plan area is located in the central eastern part of the Sunshine Coast between the coastal communities of Marcoola and Peregian Beach and includes the coastal township of Coolum Beach and surrounding communities of Point Arkwright, Yaroomba, Mount Coolum and The Boardwalk as well as renowned tourism developments such as the Palmer Coolum Resort. The local plan area also includes the Coolum Industry Park, which is identified as a significant industry and enterprise opportunity area for the region. The local plan area has a land area of approximately 1,880 hectares.*

*The local plan area is traversed by Stumers Creek and framed by a picturesque natural setting, including the South Peregian section of the Noosa National Park to the north, rural land to the west, Mount Coolum National Park in the south and the Pacific Ocean in the east. Other significant environmental and landscape features within the local plan area include the Coolum section and part of the Peregian section of the Noosa National Park, Point Perry, Point Arkwright with its mosaic of significant remnant vegetation and rocky shore ecosystem, Emu Mountain and Eurungunder Hill and the Yaroomba parabolic dune which contribute to the character, identity and sense of place of Coolum.*

*The local plan area is characterised by predominantly dwelling houses with some multi unit development and tourist accommodation mainly in the beachfront areas of Coolum Beach and to a lesser extent, Point Arkwright and Mount Coolum (The Boardwalk).*

*Coolum Beach has a dual role in providing both for tourists and the local community. These two roles are reflected in two distinct commercial areas, with tourist activities focussed along the Coolum Esplanade (David Low Way) and local commercial and retail activity focussed in the Birtwill Street area.*

*The Coolum Beach Town Centre, centred on Birtwill Street and generally bound by Margaret Street, David Low Way (Coolum Esplanade), Elizabeth Street and Sunrise Avenue, is intended to function as a District Activity Centre providing a focus for small scale retail, commercial, residential and community activities which maintain the coastal village character of the local plan area. Tourist accommodation and related services and activities are intended to remain focussed on the Esplanade, taking advantage of the proximity to the beach and foreshore.*

*The local plan area also includes a local activity centre at Coolum West and smaller local activity centres along David Low Way, which provide the day to day convenience needs of local residents.*

*The local plan area includes a range of community activities and sport and recreational areas, including the Coolum Peregian Sports Complex, the Palmer Coolum Resort, Mount Coolum Golf Club, Quanda Road Water Ski Park, Coolum Beach Pony Club, Luther Heights Youth Camp, Coolum State High School and Primary School. The Coolum beachfront stretching from Point Arkwright in the south to the southern end of*

the Noosa National Park in the north, includes Tickle Park, Coolum Beach Holiday Park and Coolum Surf Life Saving Club.

The Sunshine Motorway, Emu Mountain Road, Yandina – Coolum Road, South Coolum Road and David Low Way are major road links within 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.

### 7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the Coolum local plan code is to provide locally relevant planning provisions for the assessment of development within the Coolum local plan area.
- (2) The purpose of the Coolum local plan code will be achieved through the following overall outcomes:-
  - (a) The Coolum local plan area remains a low key coastal urban community, with a strong focus on tourism and well serviced by a range of small-medium scale business, community, sport and recreational activities.
  - (b) Urban development within the Coolum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the small scale coastal village character and identity of Coolum, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect significant environmental areas and adjoining rural lands.
  - (c) Centre activities are consolidated within the Coolum Beach Town Centre in the east of the local plan area and generally bounded by Margaret Street, David Low Way (also known as Coolum Esplanade), Elizabeth Street and Sunrise Avenue. The Coolum Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area.

Mixed uses and uses which enhance the beachside character and district level role and function of the Coolum Beach Town Centre are encouraged. Retail and commercial development does not extend beyond the boundaries of the District centre zone and Tourist accommodation zone. No new large floor plate retail uses are intended to be established in the Coolum Beach Town Centre. Residents continue to rely upon the nearby larger centres of Maroochydore, Nambour and Noosa Business Centre to fulfil higher order business and retail needs.
  - (d) Development in the Coolum Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character, a high level of pedestrian permeability and visual links with the beach, Tickle Park and Jack Morgan Park and attractive gateways through the provision of streetscape and landscaping treatments, active *frontages* where appropriate, improved pedestrian and cycle connections and off-street car parking.
  - (e) Development within the District centre zone and Tourist accommodation zone reinforces the *frontage* to Coolum Esplanade as the tourism focus area with 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 area and surrounding residential, business and community uses.
  - (f) The Coolum West Local Centre, located along the Yandina-Coolum Road and South Coolum Road, functions as a local (full service) activity centre servicing the convenience needs of nearby residents. Development within the Coolum West Local Centre supports, and does not detract from, the role of the Coolum Beach Town Centre as the district activity centre for the local area and contributes to the establishment of a gateway to Coolum through the provision of streetscape and landscaping treatments. Retail and commercial development in this area does not extend beyond the boundaries of the Local centre zone, other than for the purposes of small scale *office* activities on Lot 26 RP80884 at 135 Yandina-Coolum Road, Coolum.
  - (g) Land to the west of Barns Lane and South Coolum Road is retained in the Rural zone providing a natural landscape gateway to Coolum.
  - (h) Development in the Medium impact industry zone and High impact industry zone, to the west of Coolum Beach, provides for a diverse mix of predominantly high and medium impact industrial uses set within an integrated, modern and visually appealing industry park with a

high level of environmental performance and is designed to service the Sunshine Coast Region. The industry park is protected from incompatible development that may adversely affect operations and avoids adverse affects on adjoining environmental areas.

- (i) The *tourist park* at Coolum Beach is protected for its role in providing budget accommodation and its contribution to the low key, family friendly character of Coolum.
- (j) The Palmer Coolum Resort and The Coolum Residences continues to be developed as an integrated tourist and residential development focussed around an 18 hole championship golf course and large areas of open space. Development is configured in a series of beachside villages and other precincts that sit lightly in the landscape and that are separated by green corridors and lush subtropical landscaping. Development protects the natural vegetated character of the coastal foreshore and foredunes and respects the scale and character of surrounding areas and *vegetation*. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Coolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.
- (k) Development is designed and sited to protect significant environmental areas, character *vegetation* and 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, remnant *vegetation* and other *ecologically important areas*.
- (l) Locally significant landscape and environmental elements which contribute to the character, identity and sense of place of the Coolum local plan area including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort site, the Yaroomba parabolic dune and other foreshore dunes are retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.
- (m) Development 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.

#### 7.2.8.4 Performance outcomes and acceptable outcomes

**Table 7.2.8.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Coolum Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with, and reflect the low key beachside character of, the Coolum local plan area in that they are integrated with the natural and coastal landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	<b>AO1.1</b>	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.
		<b>AO1.2</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		<b>AO1.3</b>	Development provides for existing mature trees to be retained and incorporated into the development design.
<b>PO2</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	<b>AO2.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to and the coastal village character of the Coolum local plan area.	AO2.2	<p><b>Figure 7.2.8A (Coolum local plan elements):-</b></p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal village character of, the Coolum 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—<b>Section 9.4.2 (Landscape code)</b> 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 Coolum local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Coolum Beach, Mount Coolum, Emu Mountain, Eurungunder Hill, Point Arkwright and Point Perry, including where identified on <b>Figure 7.2.8A (Coolum local plan elements)</b> .
		AO3.2	<p>Development provides for the retention and enhancement of existing mature trees and <i>vegetation</i> contributing to the character and vegetated backdrop of the local plan area including:-</p> <p>(a) <i>vegetation</i> on elevated hilltops and ridgelines;</p> <p>(b) <i>vegetation</i> along David Low Way; and</p> <p>(c) other character <i>vegetation</i> where identified on <b>Figure 7.2.8A (Coolum local plan elements)</b>.</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	Development provides for locally significant landscape and environmental elements, including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort	AO4	No acceptable outcome provided.

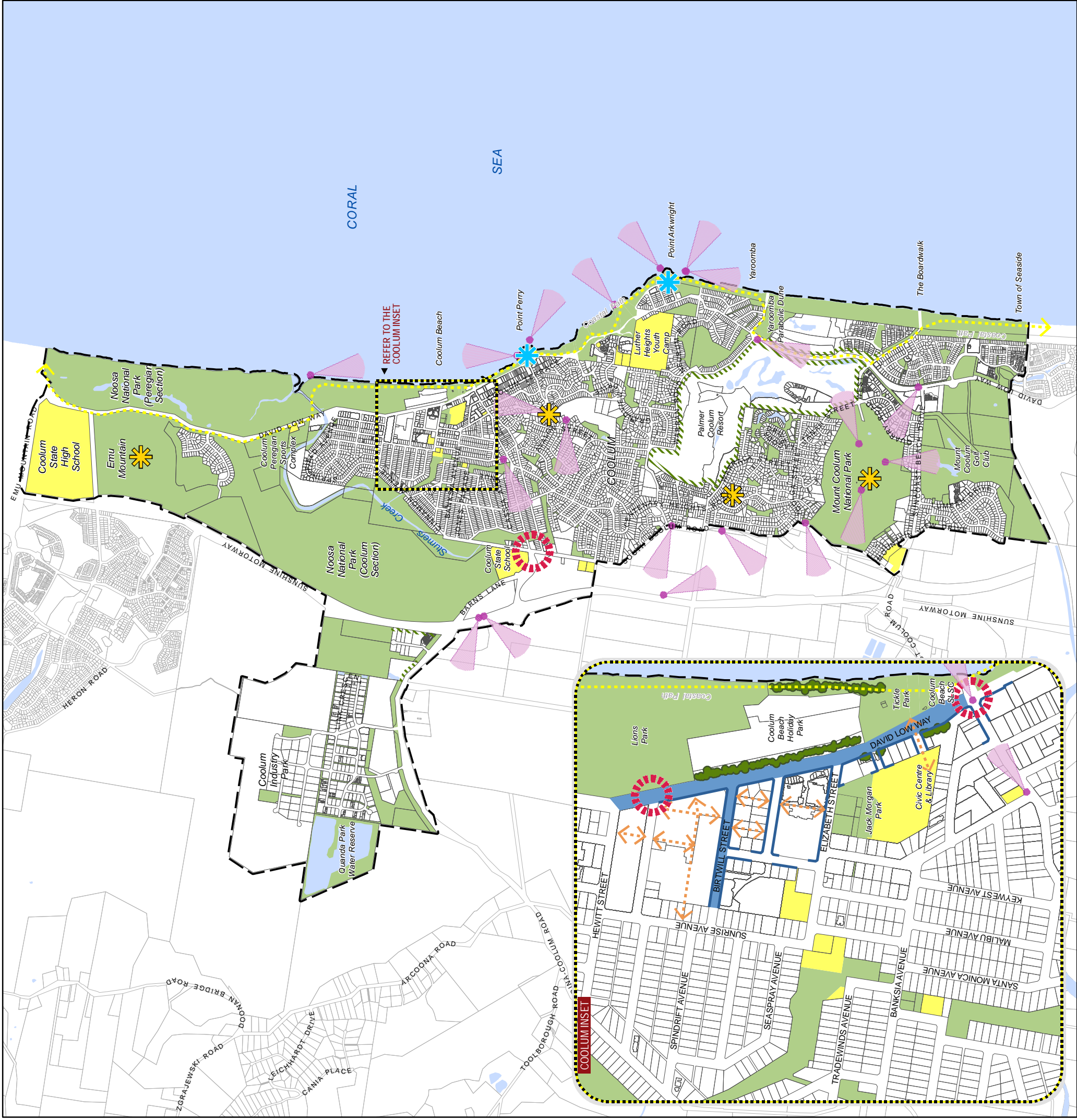
Performance Outcomes		Acceptable Outcomes	
	site, the Yaroomba parabolic dune and other foreshore dunes, to be retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.		
<b>Development in the District Centre Zone</b>			
<b>PO5</b>	Development in the District centre zone provides for small to medium scale uses and mixed uses that:- (a) support the role and function of the Coolum Beach Town Centre as a small district activity centre; and (b) provide a wide range of goods and services to residents and visitors.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development in the District centre zone provides for the establishment of:- (a) Coolum Esplanade as the focus for tourist activities providing a range of small scale boutique <i>shops</i> , restaurants and cafes at ground level with residential above; and (b) Birtwill Street area as the main convenience shopping area providing a range of commercial and retail uses.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development in the District centre zone:- (a) is sympathetic to the coastal village character of the Coolum Beach Town Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (c) creates vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians.	<b>AO7</b>	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> built to the front boundary where identified on <b>Figure 7.2.8A (Coolum local plan elements)</b> ; (b) provides for 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 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; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
<b>PO8</b>	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	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	<b>AO9</b>	Development provides through block pedestrian linkages where identified on <b>Figure 7.2.8A (Coolum local plan elements)</b> .

Performance Outcomes		Acceptable Outcomes	
	street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.		
<b>PO10</b>	Development for a <i>food and drink outlet</i> does not incorporate a <i>drive-through facility</i> .	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development does not provide for the establishment of any additional large floor plate retail uses.	<b>AO11</b>	No acceptable outcome provided.
<b>Development in the Tourist Accommodation Zone</b>			
<b>PO12</b>	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) 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 (c) provides continuous weather protection for pedestrians.	<b>AO12</b>	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a <i>site</i> having a <i>primary active street frontage</i> where identified on <b>Figure 7.2.8A (Coolum local plan elements)</b> :- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction built to the boundary of the active street <i>frontage</i> ; (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 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 the building; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
<b>PO13</b>	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	<b>AO13</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone (Coolum West)</b>			
<b>PO14</b>	Development in the Local centre zone at Coolum West:- (a) supports the role and function of the Coolum West Local Centre as a local (full service) activity centre serving the convenience needs of local residents; (b) does not detract from the role and function of Coolum Beach Town Centre as the district activity centre for the local area; and (c) provides an attractive interface to	<b>AO14</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	major roads and promotes a gateway experience.		
<b>Development in the Low Density Residential Zone (135 Yandina-Coolum Road, Coolum (Lot 26 RP80884))</b>			
<b>PO15</b>	Development in the Low density residential zone at 135 Yandina-Coolum Road, Coolum (Lot 26 RP80884) may provide for small scale office activities which:- (a) are compatible with surrounding land uses; and (b) support the Coolum West Local Centre.	<b>AO15</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Precinct COL LPP-1, Palmer Coolum Resort and The Coolum Residences)</b>			
<b>PO16</b>	Development in the Emerging community zone in Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences) identified on <b>Local Plan Map LPM11:-</b> (a) maintains the primary function of the site as an integrated tourist facility; (b) provides for the retention of large areas of open space, including the 18 hole championship golf course; (c) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (d) protects the natural vegetated character of the coastal foreshore and foredunes; (e) provides for development and building design which respects the scale and character of surrounding areas and vegetation; (f) provides for retail and commercial development to be limited to resort facilities and local convenience goods only; (g) provides for the maintenance and enhancement of public access to the beach and foreshore in a manner that respects the natural foredune and beach character and environmental values; (h) minimises and rationalises access to David Low Way, Warren Road and other local roads; (i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way and surrounding the Palmer Coolum Resort; and (j) provides for the maintenance and enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, rainforest areas on the Palmer Coolum Resort site, and views to and from Mount Coolum and Point Arkwright.	<b>AO16</b>	No acceptable outcome provided.  Editor's Note—Development in the Emerging community zone at Palmer Coolum Resort and The Coolum Residences is currently regulated in accordance with an approved Master Plan and Plan of Development.

Performance Outcomes		Acceptable Outcomes	
<b>Development in the Medium and High Impact Industry Zones</b>			
<b>PO17</b>	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	<b>AO17</b>	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 adjacent to conservation areas and other <i>ecologically important areas</i> .
<b>PO18</b>	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	Development provides for <i>access</i> arrangements to industrial land which:- (a) avoid additional vehicle <i>access</i> from Yandina-Coolum Road; and (b) are rationalised with existing vehicular <i>access</i> arrangements, where possible.	<b>AO19</b>	No acceptable outcome provided.
<b>Coolum Beach Holiday Park</b>			
<b>PO20</b>	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	<b>AO20</b>	No acceptable outcome provided.
<b>Development in the Rural Zone (Barns Lane)</b>			
<b>PO21</b>	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	<b>AO21</b>	No acceptable outcome provided.





**LEGEND**

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Headland
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Coastal Path<sup>Note 4</sup>

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



## 7.2.9 Eudlo local plan code

### 7.2.9.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Eudlo local plan area as shown on Map ZM29 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Eudlo 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 7.2.9.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.9.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.9A (Eudlo local plan elements)**.

### 7.2.9.2 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 Eudlo local plan code.

*The Eudlo local plan area is located on the North Coast Rail Line in the central part of the Sunshine Coast.*

*The local plan area comprises the small rural village of Eudlo and the residential areas immediately to the south and north of the village, and has a land area of approximately 24 hectares.*

*Eudlo is set within a picturesque rural and natural landscape in the Eudlo Creek Valley approximately half way between the larger settlements of Mooloolah to the south and Palmwoods to the north. The timber industry was the means of livelihood for early settlers, with a sawmill built to process large quantities of timber from the Blackall Range and surrounding forests.*

*Rosebed Street in the centre of the village is a traditional style main street that incorporates a post office and general store. The general store provides convenience goods and services to local residents and nearby rural and rural residential areas. Eudlo village is relatively low lying compared to the surrounding areas and much of the housing in the village reflects the raised Queenslander style in response to low level flooding.*

*The Eudlo Hall in conjunction with other community facilities situated on the western side of Rosebed Street provides a focus for community activity within the local plan area.*

*A number of places of cultural heritage significance are found in Eudlo including the Eudlo Hall, the Eudlo State School and the Methodist Church. Eudlo has strong associations to the past and its timber getting and milling origins. The Chenrezig Institute, a well known Tibetan Buddhist temple and retreat is located a short drive from the village.*

*Whilst some smaller urban lots exist in the local plan area, the residential areas of Eudlo are characterised by large urban lots that contribute to the low-density rural village character. Detached housing is generally of the traditional Queensland style, also reflecting the rich heritage of the village.*

*The Eudlo community enjoys a quiet, relaxed lifestyle where surrounding open spaces, rural vistas and privacy are key features. A focus on community activities in the village area and heritage are also important elements of this lifestyle.*

*Rosebed Street, Corlis Avenue and Anzac Avenue are major roads in the local plan area. The North Coast Railway is intended to be upgraded in the future, and will result in the railway line shifting further west from the village which may provide opportunities for improved parkland and community facilities.*

*The Eudlo local plan area has only limited urban services. Neither reticulated water nor sewerage are available to the local plan area and are not planned to be made available in the life of the planning scheme.*

Although some existing properties currently operate on sewerage 'pump out' systems, this method of disposal is not intended to be continued for new development in the area.

### 7.2.9.3 Purpose and overall outcomes

- (1) The purpose of the Eudlo local plan code is to provide locally relevant planning provisions for the assessment of development within the Eudlo local plan area.
- (2) The purpose of the Eudlo local plan code will be achieved through the following overall outcomes:-
  - (a) Eudlo remains a small village with an intimate rural character and identity.
  - (b) Urban development within the Eudlo local plan area is limited to land within the urban growth management boundary so as to protect and reinforce Eudlo's rural village character and identity, provide for the efficient provision of *infrastructure* and services, avoid land substantially constrained to urban development, and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key landscape and built form elements that contribute to the character and identity of Eudlo as a small rural village with a strong sense of place and associations with the past.
  - (d) The form and scale of development is low key with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas for landscaping and *private open space*.
  - (e) Development in the Local centre zone supports the role and function of the Eudlo Village Centre as a small local (not full service) activity centre servicing the basic convenience needs of residents and visitors. Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Mooloolah, Palmwoods or Nambour to fulfil most of their business and industry needs.
  - (f) The traditional built form character of Eudlo, and in particular the village centre, is retained and new development is designed to complement the traditional built form and *streetscape* character of the local plan area.
  - (g) Development in the Low density residential zone maintains large urban lots sizes to preserve the rural village character and provide for the effective treatment and disposal of effluent on-site.
  - (h) Development in the Community facilities zone on the former Olsen Mill site provides for community related activities or limited other uses that support local employment in a manner which does not detract from the role and function of the Eudlo Village Centre.
  - (i) Development in the local plan area is supported by a network of open space that meets 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.

### 7.2.9.4 Performance outcomes and acceptable outcomes

**Table 7.2.9.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Eudlo Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural village architectural character of Eudlo in terms of scale, siting, form, composition and use of materials.	<b>AO1.1</b>	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local 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.

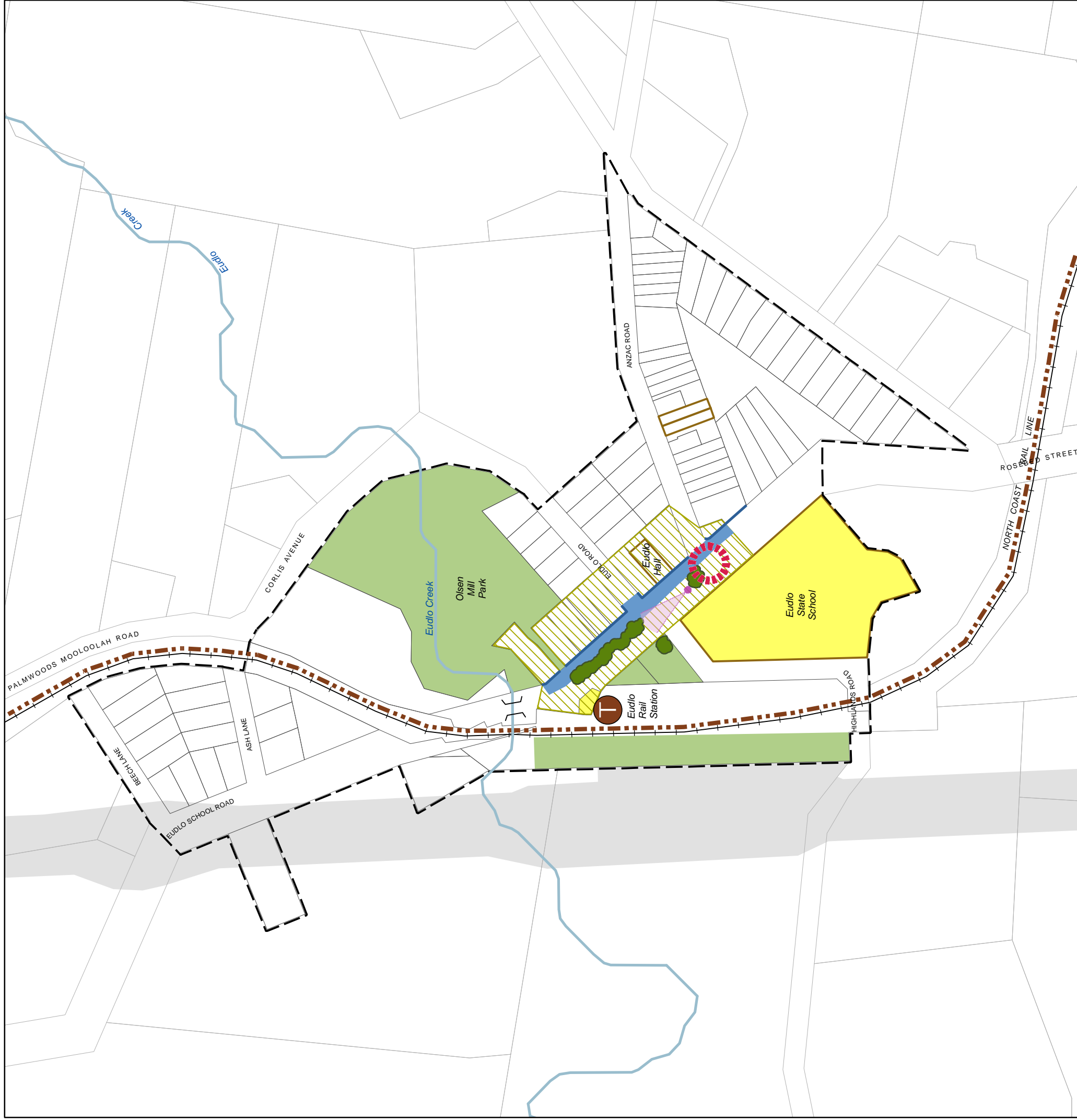
Performance Outcomes		Acceptable Outcomes	
		<b>AO1.2</b>	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		<b>AO1.3</b>	For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms
<b>PO2</b>	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 rural village character, identity and sense of place of Eudlo.	<b>AO2.1</b>	Development provides for the retention of historical landmarks, memorials and monuments.
		<b>AO2.2</b>	Development protects and emphasises, and does not intrude upon, the important sight lines and views to rural and natural areas identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .
		<b>AO2.3</b>	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and <i>streetscape</i> character of Eudlo including:- (a) trees planted along the median in Rosebed Street; (b) the large gum tree in the park opposite the tennis courts; (c) riparian <i>vegetation</i> adjacent to Eudlo Creek; (d) the community conservation reserve to the west of the railway station; and (e) other character <i>vegetation</i> where identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .  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.
		<b>AO2.4</b>	Development provides for the retention and enhancement of the wide open space corridor that incorporates Eudlo Creek and adjacent land where identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to, and the rural village character of, Eudlo.	<b>AO3.1</b>	Development adjacent to a primary <i>streetscape</i> treatment area or gateway/entry point identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural village character of, Eudlo.
		<b>AO3.2</b>	Development provides for <i>streetscape</i> improvements which complement existing or proposed <i>streetscape</i> works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.  Note— <b>Section 9.4.2 (Landscape code)</b> sets out requirements for <i>streetscape</i> 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>
<b>PO4</b>	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> .	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development is sited, designed and operated to ensure there are no adverse environmental impacts as a result of on-site effluent disposal, including on the water quality of Eudlo Creek.	<b>AO5</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO6</b>	Development in the Local centre zone provides for a mix of residential uses and small scale retail, entertainment/catering and commercial business uses that:- (a) support the role of the Eudlo Village Centre as a small local (not full service) activity centre; and (b) provide a basic level of convenience goods and services to local residents and visitors.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development in the Local centre zone:- (a) is sympathetic to the rural village character and identity of Eudlo; (b) complements the traditional built form and <i>streetscape</i> of existing development; (c) provides an active interface to the street; and (d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	<b>AO7</b>	Development in the Local centre zone:- (a) provides for Rosebed Street to be maintained as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> built to the front boundary, where identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> ; (d) has a maximum <i>plot ratio</i> of 1:1; (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 kerbside; (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; (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

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
			<p>simple paving materials on footpaths; and</p> <p>(k) provides for on-site car parking at the rear or to one side of the development.</p>
<b>PO8</b>	<p>Development for reconfiguring a lot in the Local centre zone provides for lot sizes and a configuration of lots that:-</p> <p>(a) is sympathetic to the village character and identity of Eudlo; and</p> <p>(b) provides for the safe and effective treatment and disposal of effluent on-site.</p>	<b>AO8</b>	<p>Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 2,000m<sup>2</sup> in area, or larger where required to provide for adequate on-site effluent treatment and disposal.</p>
<b>Development in the Low Density Residential Zone</b>			
<b>PO9</b>	<p>Development in the Low density residential zone involving reconfiguring a lot:-</p> <p>(a) is sympathetic to the rural village character and identity of Eudlo; and</p> <p>(b) provides for the safe and effective treatment and disposal of effluent on-site.</p>	<b>AO9</b>	<p>Development for reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 2,000m<sup>2</sup> in area, or larger where required to provide for adequate on-site effluent treatment and disposal.</p>
<b>Development in the Community Facilities Zone (Former Olsen Mill Site)</b>			
<b>PO10</b>	<p>Development in the Community facilities zone on the former Olsen Mill site:-</p> <p>(a) provides for community related activities or limited other uses that support local employment in a manner which does not detract from the role and function of the Eudlo Village Centre;</p> <p>(b) maintains the amenity of the adjacent Olsen Mill Park;</p> <p>(c) does not adversely impact on the operation or future upgrade of the North Coast Rail Line; and</p> <p>(d) is designed and operated in a manner which protects the water quality of Eudlo Creek.</p>	<b>AO10</b>	No acceptable outcome provided.







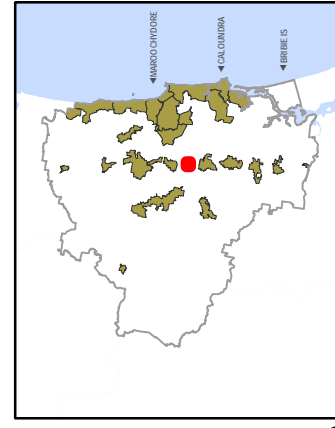
### LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Neighbourhood Character Area<sup>Note 2</sup>
- Significant View
- Dedicated Public Transport Corridor
- Transit Hub
- 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)



## 7.2.10 Eumundi local plan code

### 7.2.10.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Eumundi local plan area as shown on Map ZM3 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Eumundi 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 7.2.10.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.10.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.10A (Eumundi local plan elements)**.

### 7.2.10.2 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 Eumundi local plan code.

*The Eumundi local plan area is located in the northern part of the Sunshine Coast, in the North Maroochy River Valley and on the North Coast Rail Line. The local plan area includes Eumundi's town centre and surrounding residential areas and has a land area of approximately 160 hectares.*

*The local plan area is dominated by a ridge which rises to the west of the town centre and provides a vegetated backdrop to the town. Parts of the local plan area also provide views across the surrounding rural landscape including towards Cooroy Mountain in the north and Mount Eerwah in the west. Towards the east, the land gently slopes towards the North Maroochy River.*

*Eumundi is a small rural township providing important business, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of surrounding rural communities and visitors to the area. Eumundi derives its character from its rich cultural heritage, traditional main street and building designs, tree lined streets, attractive green backdrop and rural landscape setting. This strong and unique identity and character has helped create Eumundi's sense of place and niche role as a tourist destination.*

*The Eumundi town centre is focussed on the traditional main street of Memorial Drive, between the Eumundi - Noosa Road and Pacey Street intersections. This area contains the most substantial retail, office, commercial and tourism uses in Eumundi, including two hotels. Located parallel to Memorial Drive is an area of open space, both in public and private ownership, which includes Dick Caplick Park and which hosts the famous Eumundi markets. These markets are an important economic and tourist asset for the town and the region.*

*The Eumundi local plan area retains strong connections with its history and contains a number of buildings which have local cultural or historical significance, particularly along Memorial Drive and Cook Street including Eumundi School of Arts, Eumundi War Memorial and St Georgeas Anglican Church as well as other significant buildings such as Joes Watering Hole and the old railway station and corridor. Stands of vegetation along the eastern side of Memorial Drive, particularly the mature Camphor Laurels and figs, are important landscape features of the town. The showgrounds and associated facilities at both ends of Memorial Drive provide important community, sporting and recreational facilities.*

*The residential areas surrounding the town have larger sized lots to accommodate the topography and which add to the rural town character of the area. Detached housing is typically of traditional Queensland style.*

*The Eumundi local plan area has good levels of accessibility with direct access to the Bruce Highway, Eumundi-Noosa Road and the North Coast Rail Line. Memorial Drive and Caplick Way are other key road links within 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.

### 7.2.10.3 Purpose and overall outcomes

- (1) The purpose of the Eumundi local plan code is to provide locally relevant planning provisions for the assessment of development within the Eumundi local plan area.
- (2) The purpose of the Eumundi local plan code will be achieved through the following overall outcomes:-
  - (a) Eumundi remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business and residential areas is provided for.
  - (b) Urban development in the local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Eumundi, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the natural landscape values and productivity of surrounding land.
  - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of Eumundi 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, remnant *vegetation* and other *ecologically important areas*.
  - (e) The Eumundi Town Centre functions as a local (full service) activity centre meeting the local convenience 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 business functions of Eumundi Town Centre may expand and be enhanced, the centre remains compact with any expansion limited to land included within the Local centre zone. Residents and visitors continue to rely upon larger centres such as Noosaville or Cooroy to fulfil higher order business and industry needs. Development for a *supermarket* does not result in more than one *supermarket* establishing within the local plan area or the size of the *supermarket* exceeding 1,000m<sup>2</sup> *gross leasable floor area*.
  - (g) The “country town” feel, traditional built form, heritage and *streetscape* character of the Eumundi Town Centre is retained and reinforced, with Memorial Drive enhanced as a wide, attractive and pedestrian friendly main street providing a focus for business uses and tourists. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (h) *Markets*, while an important local economic activity, do not physically or economically dominate the town or unduly influence the character of the town.
  - (i) 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.

Note—land in the Low density residential zone at 21 Caplick Way, Eumundi (Lot 209 CG1888), is recognised as being potentially suitable for a *retirement facility* subject to adequate resolution of site constraints.

- (j) Development in the Medium density residential zone:-
  - (i) provides for a range of housing choices located with convenient access to the Eumundi Town Centre, public transport, parkland and community facilities;
  - (ii) provides for the preservation and adaptive re-use of locally significant historical buildings, where relevant;
  - (iii) provides good pedestrian and cycle connectivity to the town centre;
  - (iv) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Eumundi, the scale and character of the *streetscape* and surrounding development; and
  - (v) provides for building form which reflects the traditional Queensland style.

- (k) Development provides appropriate landscape buffering to the Bruce Highway and Eumundi-Noosa Road in order to effectively visually screen built form elements and maintain the visual amenity of these roads as scenic routes.
- (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 between and around key destinations within the local plan area.

## 7.2.10.4 Performance outcomes and acceptable outcomes

**Table 7.2.10.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Eumundi 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 Eumundi 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 local character significance, including where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .  Editor's Note – <b>Section 8.2.9 (Heritage and character areas overlay code)</b> 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	Roof forms use 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 setting, character and sense of place of the Eumundi local plan area.	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 the important views to Mount Eerwah and Cooroy Mountain and other views to surrounding rural and natural areas as identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
		AO2.3	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:- (a) the camphor laurel and fig trees along Memorial Drive; and (b) other character <i>vegetation</i> where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .  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.

Performance Outcomes		Acceptable Outcomes	
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of entry to, and the rural town character of, Eumundi.	<b>AO3.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural village character of, Eumundi.
		<b>AO3.2</b>	Development enhances the visual appeal and sense of arrival into the town by planting street trees along Memorial Drive and Eumundi-Noosa Road.
		<b>AO3.3</b>	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— <b>Section 9.4.2 (Landscape code)</b> 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.
<b>PO4</b>	Development preserves the green buffer on the eastern side of the main street (Memorial Drive) and facilitates the provision of a linked system of open space and community facilities connecting the sports grounds and show grounds, the Eumundi Town Square and Parklands, the old rail corridor north of the town centre, the Butter Factory and the wider Sunshine Coast open space system.	<b>AO4.1</b>	Development protects and enhances the greenspace link where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
		<b>AO4.2</b>	Development supports the clustering of community and open space recreation uses at the Eumundi Town Square and Parklands identified on the <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
<b>PO5</b>	Development improves local connectivity by providing improved through block pedestrian and cycle connections in particular between Memorial Drive and Napier Street.	<b>AO5</b>	Development provides for through block pedestrian and cycle links where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
<b>PO6</b>	Development provides for the reuse of the old rail corridor north of the town centre as <i>public open space</i> and a pedestrian/cycle link to and from the Butter Factory site.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development retains the existing road pattern for entering and leaving Eumundi's main street, especially the curved northern end of Memorial Drive and the sharp curve of the road at the southern end.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	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> .	<b>AO8</b>	No acceptable outcome provided.

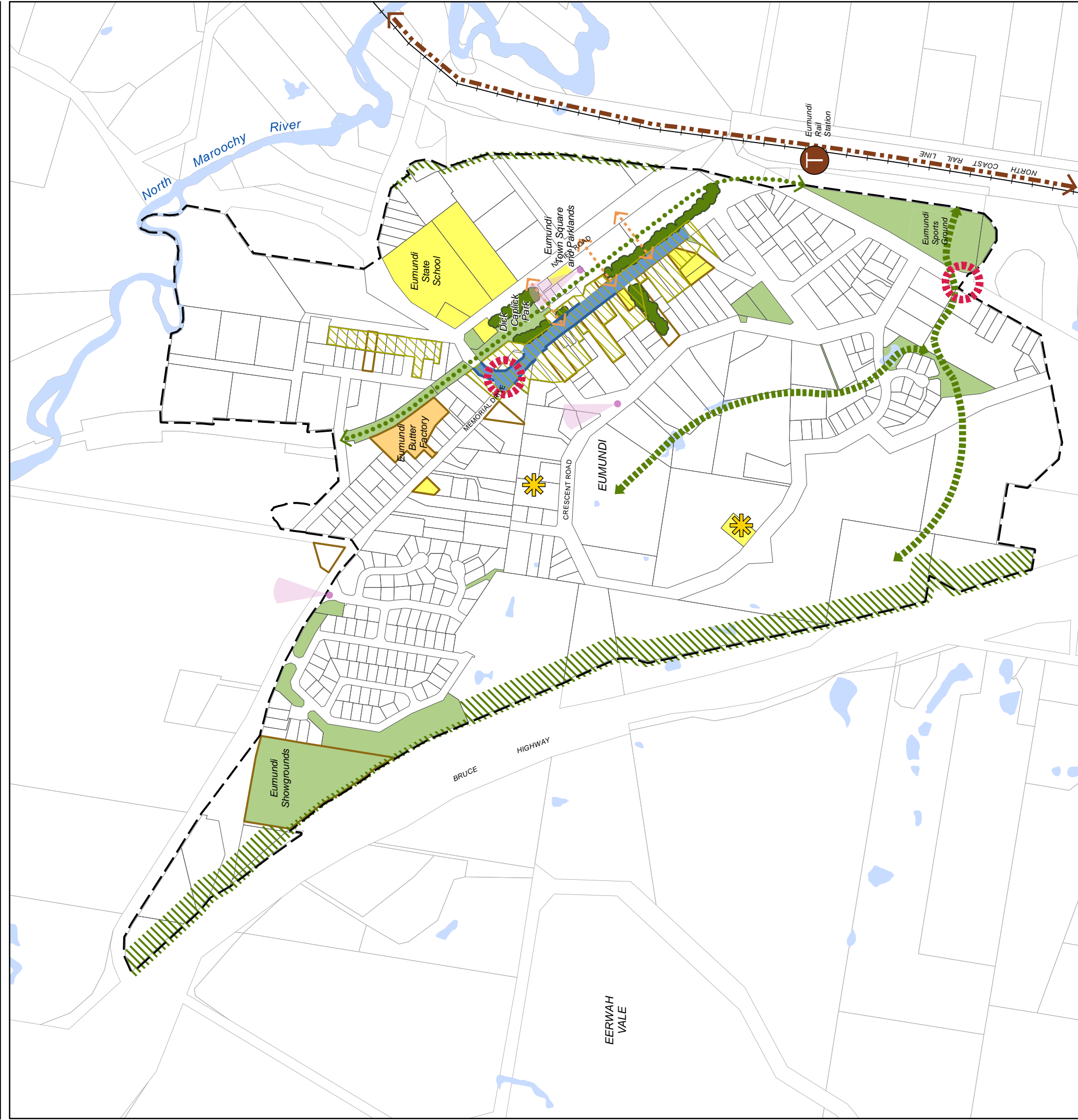
Performance Outcomes		Acceptable Outcomes	
<b>Development for Markets in Eumundi</b>			
<b>PO9</b>	Development provides for <i>market</i> activity to be limited to areas specifically intended to accommodate <i>markets</i> .	<b>AO9</b>	Development provides for any further <i>market</i> activity to be located only in the Eumundi Town Square and Parklands and/or on Lot 402 CG312 (corner of Napier Road and Albert Street).
<b>PO10</b>	Development provides for <i>market</i> activity to:- (a) minimise economic impact on existing permanent businesses in the town; (b) maintain the character of the town including the conservation of heritage and townscape values within Eumundi Town Square and Parklands; (c) provide benefits to the local community including opportunities for local employment; (d) ensure a majority of goods sold are produced locally; and (e) adequately address parking and traffic issues.	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone Generally</b>			
<b>PO11</b>	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Eumundi's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services, including small scale tourist services to residents and visitors.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development does not result in any of the following:- (a) the establishment of more than 1 <i>supermarket</i> in Eumundi; and (b) the total <i>gross leasable floor area</i> of the <i>supermarket</i> exceeding 1,000m <sup>2</sup> .	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Eumundi; (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 parking and <i>access</i> arrangements that do not dominate the street.	<b>AO13</b>	Development in the Local centre zone:- (a) provides for Memorial Drive to be maintained as a wide, attractive and pedestrian friendly main street; (b) provides a fine scale built form with narrow building frontages; (c) provides for buildings which close the vista at the northern end of the main street; (d) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (e) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> ; (f) 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

Performance Outcomes		Acceptable Outcomes	
			kerbside; (g) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (h) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (i) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (j) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (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.
<b>PO14</b>	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.	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Reconfiguring a lot in the Local centre zone:- (a) maintains the character of Eumundi Town Centre; and (b) does not result in the alienation of centre zoned land.	<b>AO15.1</b>  <b>AO15.2</b>	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m <sup>2</sup> in area.  Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
<b>Development in the Medium Density Residential Zone Generally</b>			
<b>PO16</b>	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.	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large	<b>AO17</b>	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .



Performance Outcomes		Acceptable Outcomes	
	single bulky developments.		
<b>Development in Precinct EUM LPP-1 (Eumundi Butter Factory)</b>			
<b>PO18</b>	<p>Development in Precinct EUM LPP-1 (Eumundi Butter Factory) identified on <b>Local Plan Map LPM3</b>:-</p> <p>(a) where located on the site of the old Butter Factory, provides for buildings, structures and landscaping which respond to and interpret the history of the site, including the preservation and adaptive re-use of the existing Butter Factory building;</p> <p>(b) provides for the re-use of the old rail corridor north of the town centre as <i>public open space</i> and an attractive pedestrian and cycle link to the town centre and parklands;</p> <p>(c) provides for buildings which are designed to address and optimise casual surveillance to parkland and pedestrian links within the old rail line corridor;</p> <p>(d) maintains the visual continuity and pattern of buildings and landscape elements along Memorial Drive including the retention of detached traditional style housing fronting Memorial Drive; and</p> <p>(e) provides safe and efficient vehicular access.</p>	<b>AO18</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone</b>			
<b>PO19</b>	Development 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 Eumundi.	<b>AO19</b>	Development in the Low density residential zone provides for lots which are a minimum of 700m <sup>2</sup> in area.
<b>PO20</b>	<p>Development on land adjacent to the Bruce Highway preserves, and where necessary enhances, existing <i>vegetation</i> adjacent to the highway in order to:-</p> <p>(a) visually screen built form elements and maintain the visual amenity of the highway as a scenic route;</p> <p>(b) maintain a vegetated backdrop to development; and</p> <p>(c) assist in providing appropriate acoustic attenuation for development.</p>	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development on land adjacent to Eumundi-Noosa Road incorporates a <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the road as a scenic route.	<b>AO21</b>	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Eumundi-Noosa Road <i>frontage</i> where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .

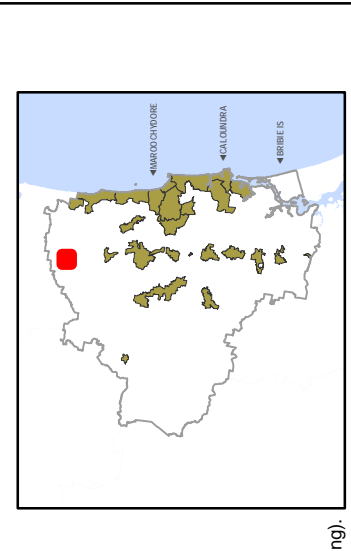




**LEGEND**

	Local Plan Area Boundary		Neighbourhood Character Area <sup>Note 2</sup>
	Waterway <sup>Note 1</sup>		Other Place of Local Character Significance
	Primary Active Street Frontage		Mountain or Hill
	Primary Streetscape Treatment Area		Through Block Pedestrian/Cycle Linkage
	Local Ecological Linkage		Dedicated Public Transport Corridor
	Greenspace <sup>Note 1</sup>		Transit Hub
	Community Activity/Facility <sup>Note 1</sup>		
	Greenpace Link		
	Character Vegetation		
	Landscape Buffer		
	Gateway/Entry Point		
	Significant View		
	Heritage Place <sup>Note 2</sup>		

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



## 7.2.11 Forest Glen/Kunda Park/Tanawha local plan code

### 7.2.11.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Forest Glen/Kunda Park/Tanawha local plan area as shown on Map ZM31 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Forest Glen/Kunda Park/Tanawha 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 7.2.11.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.11.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)**.

### 7.2.11.2 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 Forest Glen/Kunda Park/Tanawha local plan code.

*The Forest Glen/Kunda Park/Tanawha local plan area is located centrally in the eastern part of the Sunshine Coast and has a land area of approximately 1,600 hectares.*

*Located on the foothills and western slopes of Buderim Mountain, the eastern and central parts of the local plan area are characterised by rolling to hilly terrain dissected by numerous ridgelines, creeks and drainage lines. In contrast, the northern, western and southern parts of the local plan area are relatively flat and form part of the Eudlo Creek and Mountain Creek plains.*

*A mosaic of native vegetation on the slopes and foothills of Buderim Mountain makes a significant contribution to the character of the local plan area and is also a defining feature of the 'green' appearance of the adjoining Buderim local plan area. Travellers along the Bruce Highway, Mons Road and the Tanawha Tourist Drive also enjoy the scenic qualities offered by this forested landscape setting.*

*This landscape also serves as habitat for a wide range of fauna species as well as a broad corridor for fauna movement.*

*A number of important urban areas are located on the northern and western margins of the local plan area, whilst the majority of the area is taken up with the large rural residential areas of Tanawha and Mons.*

*The Kunda Park Industrial Estate, located in the northern part of the local plan area adjacent to Maroochydore Road, is one of the Sunshine Coast's largest and most developed industry and enterprise areas.*

*The Forest Glen Industrial Area, located in the western part of the local plan area adjacent to the Bruce Highway, is an emerging industry and enterprise area that accommodates predominantly service and low impact type industries.*

*The Forest Glen Local Centre, located centrally within the Forest Glen Industrial Area, is a small local centre that includes a service station and a number of local shops. The local centre is laid out in a traditional main street configuration and provides a range of convenience goods and services that predominantly meet the needs of residents of surrounding rural and rural residential areas and visitors passing through the local plan area.*

*The large rural residential areas which occupy most of the local plan area offer a rural residential lifestyle in a bushland setting. A small residential estate is located adjacent to Maroochydore Road in the northern part of the local plan area.*

*The Sunshine Coast Grammar School is a significant educational establishment and community facility in the local plan area.*

*Part of the Buderim to Palmwoods Tramway that operated in the early twentieth century is preserved in a corridor located on the southern side of Mons Road. The tramway corridor is an element of cultural heritage significance.*

*The Bruce Highway, Maroochydore Road, Mons Road, the Tanawha Tourist Drive and Owen Creek Road are the major roads traversing or adjoining the boundaries of 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. These services are not available to the other parts of the local plan area and are not planned to be made available within the life of the planning scheme.*

*Residents of the Forest Glen/Kunda Park/Tanawha local plan area generally enjoy a quiet, relaxed lifestyle where surrounding open space, rural and bushland vistas and privacy are key features. The high level of accessibility to Buderim and other parts of the coastal urban area is also an important element of this lifestyle.*

### **7.2.11.3 Purpose and overall outcomes**

- (1) The purpose of the Forest Glen/Kunda Park/Tanawha local plan code is to provide locally relevant planning provisions for the assessment of development within the Forest Glen/Kunda Park/Tanawha local plan area.
- (2) The purpose of the Forest Glen/Kunda Park/Tanawha local plan code will be achieved through the following overall outcomes:-
  - (a) The Forest Glen/Kunda Park/Tanawha local plan area is maintained predominantly as a rural and bushland rural residential area with important industry areas, major community facilities and other forms of urban development limited to nodes on the northern and western margins of the local plan area.
  - (b) Urban and rural residential development in the Forest Glen/Kunda Park/Tanawha local plan area is limited to land within the urban growth management boundary and rural residential growth management boundary respectively, so as to protect environmental areas, avoid land substantially constrained to development and provide for the efficient provision of *infrastructure* and services.
  - (c) The Forest Glen Local Centre enhances its role and function as a local (not full service) activity centre providing for the day to day needs of residents of and visitors to the local plan area.
  - (d) The main street configuration of the Forest Glen Local Centre is maintained and reinforced with buildings that address the street and contribute to the establishment of a coherent *streetscape* character along Mons Road and the Mons Road Exit from the Bruce Highway.
  - (e) Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Buderim or other nearby larger centres to fulfil most of their business needs.
  - (f) Development in the Local centre zone and the adjacent Emerging community zone is designed to support the function of the Forest Glen Local Centre as a community hub and meeting place for the local community, providing a pedestrian friendly environment which is designed to promote community interaction.
  - (g) Development in the Emerging community zone north of Mons Road:-
    - (i) provides opportunities for the coherent and orderly expansion of the Forest Glen Local Centre with complementary small scale business activities, whilst maintaining the role and function of this centre as a local (not full service) activity centre;
    - (ii) provides an internal road and pedestrian network that enhances the functioning and legibility of the Forest Glen Local Centre; and
    - (iii) contributes to the upgrading of the external road network, particularly the intersections in the vicinity of the local centre.

- (h) Development in the Emerging community zone south of Mons Road provides for *retirement facilities* or other medium density residential uses that enjoy high levels of access to the Forest Glen Local Centre. Development in this part of the Emerging community zone contributes to the upgrading of the Mons Road/Owen Creek Road intersection and to improved pedestrian connections to the Forest Glen Local Centre.
- (i) Development in the Emerging community zone south of Old Maroochydore Road provides for *retirement facilities* and low density residential uses that are compatible with existing residential development in the locality and are appropriately buffered and separated from the Kunda Park Industrial Estate to mitigate potential land use conflicts. Development in this part of the Emerging community zone contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection and provides for a local road network that promotes connectivity and accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres.
- (j) Development retains identified sites in the Medium density residential zone for *retirement facilities* in order to preserve these sites for these uses in the future.
- (k) Development in the Rural residential zone retains the bushland character of the area and provides for lot layouts and buildings that sit lightly in the landscape with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas of retained native *vegetation*, landscaping and *private open space*.
- (l) Development in the Low impact industry zone and Medium impact industry zone provides for the continued development of the Kunda Park Industrial Estate and the Forest Glen Industrial Area as modern and visually appealing industry areas with a high standard of environmental performance and design.
- (m) The Sunshine Coast Grammar School continues to develop with built form elements and associated works limited to unconstrained parts of the *site*. Future stages of development are subject to improvements in vehicle *access* and circulation arrangements with a second campus *access* point provided to Mons Road (as opposed to Gardenia Place) so as to reduce congestion at the Bruce Highway exit road.
- (n) Development provides for the upgrading of existing roads and establishment of a new roads including:-
  - (i) a north-south road corridor connecting the Sunshine Coast Grammar School and adjacent development to Mons Road, forming a four way intersection at Owen Creek Road;
  - (ii) a secondary access road off Sandalwood Lane to service industrial land at this location; and
  - (iii) a new road connection between Whites Road and Vise Road to service residential land south of Old Maroochydore Road.
- (o) Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and associated exits and entry points to these *major roads*.
- (p) Development is set well back from the Bruce Highway and Maroochydore Road/Old Maroochydore Road and incorporates landscape buffers or other landscape/urban design treatments to effectively screen development and provide an attractive and coherent *streetscape* that enhances the appearance and visual amenity of these *major roads*.
- (q) Development in the local plan area is supported by a network of open space that meets 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.
- (r) Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

## 7.2.11.4 Performance outcomes and acceptable outcomes

Table 7.2.11.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Forest Glen/Kunda Park/Tanawha Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen/Kunda Park/Tanawha local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential use, business use, community activity or an industrial use where fronting a <i>major road</i> 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; and (c) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of an attractive <i>streetscape</i> character along the <i>frontage</i> of the Bruce Highway and Maroochydore Road/Old Maroochydore Road and enhances the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to the Bruce Highway or Maroochydore Road/Old Maroochydore Road, where identified on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> , provides a minimum 10 metre wide mounded landscaped <i>buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
		AO2.2	Development adjacent to Mons Road, Owen Creek Road, Tanawha Tourist Drive, Sandalwood Lane and Chevallum Road provides a minimum 3 metre wide <i>landscape buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
PO3	Development provides for the retention and enhancement of key landscape elements including existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Forest Glen/Kunda Park/Tanawha local plan area.	AO3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated setting and backdrop of the Forest Glen/Kunda Park/Tanawha local plan area including:- (a) bushland areas on the slopes of the Buderim escarpment; (b) bushland areas along the Bruce Highway, Tanawha Tourist Drive, Owen Creek Road and Mons Road; and (c) other character <i>vegetation</i> identified on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> .  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.



Performance Outcomes		Acceptable Outcomes	
<b>PO4</b>	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the character of, and sense of arrival to, Forest Glen, Buderim and other parts of the local plan area.	<b>AO4.1</b>	Development adjacent to an identified primary streetscape treatment area or gateway/entry point where identified on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen local 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>AO4.2</b>	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— <b>Section 9.4.2 (Landscape code)</b> 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.
<b>PO5</b>	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and entry points to these <i>major roads</i> by limiting and rationalising access points and avoiding the introduction of high traffic generating uses into the local plan area, other than where already provided for by the allocation of zones.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	As identified conceptually on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> , development provides for the establishment of:- (a) a new north-south road corridor connecting the Sunshine Coast Grammar School and the Emerging community zone to the east of the Forest Glen Local Centre to Mons Road, forming a four way intersection at Owen Creek Road; (b) a secondary access road off Sandalwood Lane to service the industrial land at this location; and (c) a new road connection (neighbourhood collector road) between Whites Road and Vise Road to service the Emerging	<b>AO7</b>	No acceptable outcome provided.

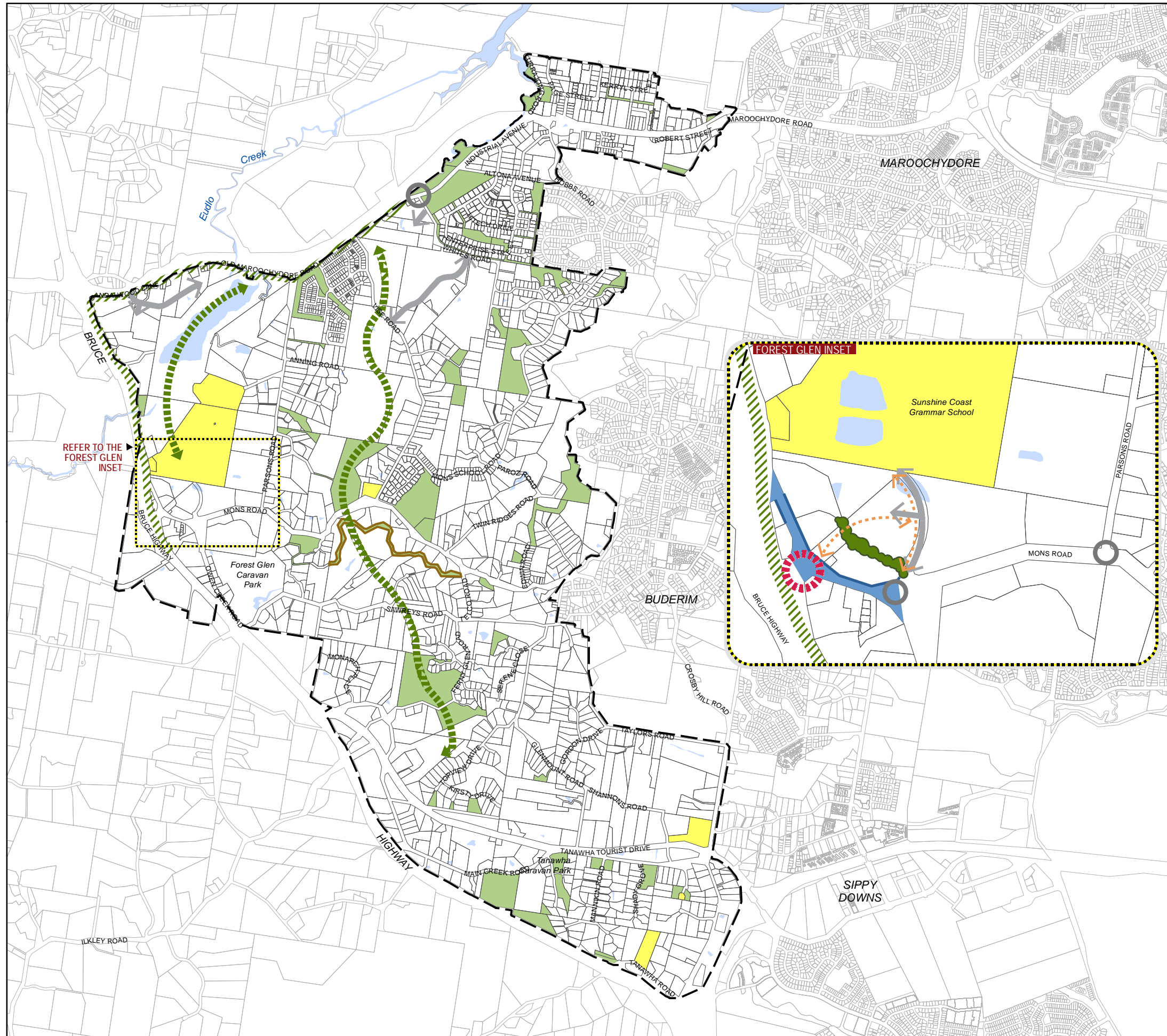
Performance Outcomes		Acceptable Outcomes	
	community zone south of Old Maroochydore Road.		
<b>PO8</b>	Development on land identified as a local ecological linkage on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> facilitates the provision of the local ecological linkage.	<b>AO8</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO9</b>	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> .	<b>AO9</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone (Forest Glen)</b>			
<b>PO10</b>	Development in the Local centre zone provides for small scale business uses that:- (a) support the role of Forest Glen as a small local (not full service) activity centre; and (b) provide a basic level of convenience goods and services to local residents and visitors.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development in the Local centre zone provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	<b>AO11</b>	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) provides for <i>primary active street frontages</i> where identified on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b> ; (c) provides for buildings to be built to the front property boundary at street level and <i>setback</i> a minimum of 2 metres from the front property boundary for the second storey; (d) provides building openings overlooking the street; (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 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 the provision of landscaping, shaded seating and consistent paving materials on footpaths; and (h) provides for on-site car parking at the rear or to one side of the development.
<b>Development in the Emerging Community Zone (North of Mons Road, Forest Glen)</b>			
<b>PO12</b>	Development in the Emerging community zone north of Mons Road provides for expansion of the Forest Glen Local Centre with small scale business activities that:- (a) complement the uses provided within the existing centre; and (b) maintain the role and function of	<b>AO12</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	the centre as a local (not full service) activity centre.		
<b>PO13</b>	Development in the Emerging community zone north of Mons Road provides for:- (a) a built form and urban design outcome that contributes to the creation of a coherent local centre; (b) attractive and usable public spaces that provide a focal point for community activity and interaction; (c) a permeable internal road and pedestrian/cycle network that interconnects with existing development in the Forest Glen Local Centre; and (d) integrated car parking and access arrangements.	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	Development in that part of the Emerging community zone fronting Mons Road provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	<b>AO14</b>	Development in the Emerging community zone fronting Mons Road complies with Acceptable Outcome AO11 (applicable to development in the Local centre zone).
<b>Development in the Emerging Community Zone (South of Mons Road, Forest Glen)</b>			
<b>PO15</b>	Development in the Emerging community zone south of Mons Road (Lot 2 RP177389):- (a) provides for <i>retirement facilities</i> or other appropriate forms of medium density housing that are compatible with the character and amenity of the locality; (b) contributes to the upgrading of the Mons Road,/Owen Creek Road intersection; and (c) provides for improved pedestrian connections to the Forest Glen Local Centre.	<b>AO15</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (South of Old Maroochydore Road, Buderim)</b>			
<b>PO16</b>	Development in the Emerging community zone south of Old Maroochydore Road, Buderim:- (a) provides for <i>retirement facilities</i> and other appropriate forms of low density housing that are compatible with the character and amenity of the locality; (b) provides for and maintains appropriate buffering and separation to the Kunda Park Industrial Estate to mitigate potential land use conflicts; (c) provides for the appropriate protection of land required to manage the flood risk and accommodate the conveyance of flood flows through the area; (d) provides for the protection, buffering and connection of <i>ecologically important areas</i> ; (e) retains the bushland character currently experienced along Vise Road;	<b>AO16</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(f) provides for a permeable and interconnected local road network that enhances accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres;</p> <p>(g) contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection; and</p> <p>(h) provides for the safe and efficient operation of the Old Maroochydore Road/Whites Road intersection in accordance with State government requirements and standards</p>		
<b>Development in the Medium Density Residential Zone (Mons Road/Parsons Road Forest Glen)</b>			
<b>PO17</b>	Development in the Medium density residential zone on Lot 5 SP254405, part Lot 1 RP28272 and Lot 1 RP28168 located at Mons Road/Parsons Road Forest Glen, provides for these sites to be preserved for the purpose of providing <i>retirement facilities</i> .	<b>AO17</b>	No acceptable outcome provided.
<b>Development in the Low Impact Industry Zone (Forest Glen)</b>			
<b>PO18</b>	Reconfiguring a lot in the Low impact industry zone at Forest Glen provides for comparatively large lot sizes that provide sufficient area to accommodate landscape buffers and other streetscape treatments along <i>major road frontages</i> and allow for industrial buildings to be set within generous landscaped grounds.	<b>AO18</b>	Reconfiguring a lot in the Low impact industry zone provides for lots which are a minimum of 4,000m <sup>2</sup> in area.  Note—it is noted that some existing lots included in the Low impact industry zone (e.g. on the eastern side of Owen Creek Road) have lot sizes considerably less than 4,000m <sup>2</sup> .
<b>PO19</b>	Development in the Low impact industry zone on the eastern side of Owen Creek Road provides for:- (a) buildings and <i>use areas</i> to be sited and designed to protect the privacy and amenity of occupants of the adjoining <i>tourist park</i> and <i>relocatable home park</i> ; (b) the rationalisation of direct access points to Owen Creek Road (e.g. through lot amalgamations and/or shared access driveways) to minimise traffic impacts; and (c) improved pedestrian connections to the Forest Glen Local Centre.	<b>AO19</b>	No acceptable outcome provided.
<b>Development in the Rural Residential Zone</b>			
<b>PO20</b>	Development in the Rural residential zone:- (a) is subordinate to the natural landscape and unobtrusive when viewed from <i>major roads</i> and prominent public vantage points; (b) retains the bushland character currently experienced along the Bruce Highway, Tanawha Tourist Drive and Mons Road; and (c) is sympathetic to the characteristics and capacity of the physical and natural environment and applies environmentally sensitive design and construction techniques.	<b>AO20</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the Community Facilities Zone (Sunshine Coast Grammar School) (Lot 1 SP 169832, Lot 16 SP 169831, Lot 9 SP 169400, Mons Road)			
<b>PO21</b>	<p>Development in the Community facilities zone on Lot 1 SP 169832, Lot 16 SP 169831 and Lot 9 SP 169400:-</p> <p>(a) occurs in accordance with an approved plan of development for the whole of the <i>site</i> that provides for facility elements to be configured in a functionally efficient and integrated way;</p> <p>(b) provides for the establishment of a second campus <i>access</i> point by way of a new north-south road, connecting to Mons Road and forming a new four way intersection at Owen Creek Road as identified conceptually on <b>Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)</b>; and</p> <p>(c) ensures that no <i>access</i> (other than limited and controlled emergency <i>access</i>) is provided from Gardenia Place.</p>	<b>AO21</b>	No acceptable outcome provided.

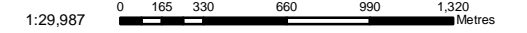




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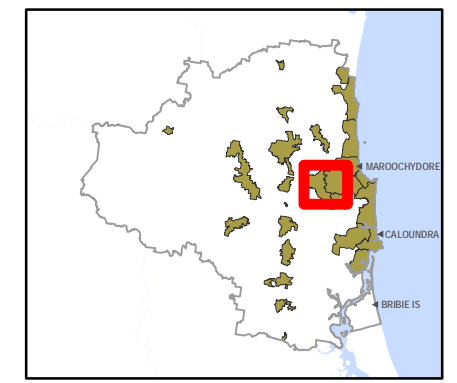
- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Through Block Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- 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 7.2.11A (Forest Glen/Kunda Park /Tanawha Local Plan Elements)**





## 7.2.12 Glass House Mountains local plan code

### 7.2.12.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Glass House Mountains local plan area as shown on Map ZM50 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Glass House Mountains 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 7.2.12.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.12.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.12A (Glass House Mountains local plan elements)**.

### 7.2.12.2 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 Glass House Mountains local plan code.

*The Glass House Mountains local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Beerwah and Beerburrum. The local plan area includes the Glass House Mountains town centre and surrounding residential and rural residential areas and has a land area of approximately 474 hectares.*

*The local plan area is surrounded by a picturesque rural and natural landscape dominated by the National heritage listed Glass House Mountains and surrounding rural land used largely for crop farming and forestry. The landform of the local plan area is gently undulating. It is contained within the catchment of Coonowrin Creek, which traverses the local plan area in a south-west, north-east direction. Coonowrin Creek flows to the Pumicestone Passage and is subject to periodic local flooding.*

*The Glass House Mountains town centre, focused on Bruce Parade, Reed Street and the railway station, provides a range of convenience goods and services to meet the daily needs of the local community and visitors, including some service industry uses. A number of community facilities are located within the local plan area including a State primary school, neighbourhood centre, community hall, visitor and interpretive centre and sportsgrounds. Tourism opportunities within the local plan area are enhanced by its proximity to the Glass House Mountains National Park.*

*The residential areas within the local plan area are characterised by dwelling houses on large urban and rural residential size lots. Further opportunities for urban residential development are available to the south of Fullertons Road and Coonowrin Road.*

*Steve Irwin Way is the principal road link providing access to the town of Glass House Mountains and is subject to planned realignment and upgrade. Other major road links within the local plan area include Railway Parade, Coonowrin Road and Sahara Road. Coonowrin Road and Steve Irwin Way are identified haulage routes with heavy vehicles carrying extractive material frequently travelling these routes.*

*The Glass House Mountains railway station, located at the end of Reed Street, is of local heritage significance and functions as a commuter transfer station, providing park and ride facilities. The rail line between Beerburrum and Landsborough is planned to be subject to duplication, including upgrading of the Glass House Mountains railway station.*

*Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage. Reticulated water is also available to rural residential areas within the local plan area.*

### 7.2.12.3 Purpose and overall outcomes

- (1) The purpose of the Glass House Mountains local plan code is to provide locally relevant planning provisions for the assessment of development within the Glass House Mountains local plan area.
- (2) The purpose of the Glass House Mountains local plan code will be achieved through the following overall outcomes:-
  - (a) Glass House Mountains remains a small rural town with a heritage character, primarily servicing the local community and visitors to the area. Some expansion of local business and residential areas is provided for.
  - (b) Urban and rural residential development in the Glass House Mountains 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 Glass House Mountains Township, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of the Glass House Mountains 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, including Mount Ngungun and Mount Tibrogargan, and to reflect the physical characteristics and constraints of the land including avoiding flood prone areas and providing appropriate buffers to watercourses and rural uses.
  - (e) The Glass House Mountains 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 visitors to the area, and provides a focus for small scale retail, commercial and community activity.
  - (f) Whilst the business functions of the Glass House Mountains 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 Glass House Mountains continue to rely upon larger centres such as Beerwah or Caloundra to fulfil higher order business and industry needs.
  - (g) Development provides for centre activities to be consolidated in the Local centre zone on the eastern side of the rail line, with the Local centre zone on the western side of the rail line retaining a service role supporting the main town centre and providing local convenience goods and services, complementary *service industries* and medium density residential development.
  - (h) The traditional built form and *streetscape* character of the Glass House Mountains Town Centre is retained and reinforced with Bruce Parade and Reed Street enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the 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.
  - (k) Residential expansion areas in the Low density residential zone at the northern extent of the local plan area provide for large residential lot sizes and a corresponding dwelling mix comprising predominantly single *household* detached housing, which is sympathetic to the character of adjacent residential areas and which provides an appropriate transition to surrounding rural and rural residential areas.
  - (l) Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively visually screen built form elements and maintain the visual amenity of this road as a scenic route.

- (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 between and around key destinations within the local plan area.

#### 7.2.12.4 Performance outcomes and acceptable outcomes

**Table 7.2.12.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Glass House Mountains Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Glass House Mountains local plan area in terms of form, composition and use of materials.	<b>AO1.1</b>	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance, including where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .  Editor's Note— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on heritage places and in character areas.
		<b>AO1.2</b>	Where buildings of heritage or local character significance cannot be retained due to <i>infrastructure</i> upgrades, (i.e. the Neighbourhood Centre in Ryan Street, Community Hall in Coonowrin Road, and the Glasshouse Country RSL building and Lutheran Church in Reed Street), they are relocated to the community hub along Ryan Street.
		<b>AO1.3</b>	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		<b>AO1.4</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		<b>AO1.5</b>	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
<b>PO2</b>	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 the Glass House Mountains local plan area.	<b>AO2.1</b>	Development provides for the retention of historical landmarks, memorials and monuments.
		<b>AO2.2</b>	Development protects and emphasises, and does not intrude upon, the important views to Mount Tibrogargan and Mount Ngungun, particularly from the town centre, and other views to surrounding rural and natural areas as identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .
		<b>AO2.3</b>	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 Glass House Mountains local plan area

Performance Outcomes		Acceptable Outcomes	
			<p>including:-</p> <ul style="list-style-type: none"> <li>(a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral, Tibouchina and Frangapani trees within the town centre;</li> <li>(b) the memorial Camphor Laurel on the corner of Reed Street and Bishop Street;</li> <li>(c) Ivory Curl Flower, Yellow Poinciana and Flindersia street trees and parkland trees;</li> <li>(d) stands of Eucalyptus trees adjacent to the Neighbourhood Centre, Uniting Park and the railway station car park;</li> <li>(e) <i>vegetation</i> along Bruce Parade;</li> <li>(f) bushland along the Local centre zone boundaries;</li> <li>(g) remnant <i>vegetation</i> along Coonowrin Creek and tributaries; and</li> <li>(h) other character <i>vegetation</i> where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b>.</li> </ul> <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>
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry and the rural town character of Glass House Mountains local plan area.	<b>AO3.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural town character of, Glass House Mountains, and emphasise corner locations.
		<b>AO3.2</b>	<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 – <b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	Development on land adjacent to Steve Irwin Way incorporates a dense <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the road as a scenic route.	<b>AO4</b>	<p>Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along Steve Irwin Way.</p> <p>Editor's Note—<b>Section 8.2.12 (Scenic amenity overlay code)</b> sets out additional requirements in relation to development on scenic routes.</p>
<b>PO5</b>	Development on land with frontage to Coonowrin Creek, or on land otherwise	<b>AO5</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	identified as a local ecological linkage on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> , facilitates the provision of the local ecological linkage.		Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO6</b>	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> .	<b>AO6</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO7</b>	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Glass House Mountains Township'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.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development in the Local centre zone provides for:- (a) that part of the Glass House Mountains Town Centre located on the eastern side of the rail line to be retained as the primary focus for centre activities; and (b) that part of the Glass House Mountains Town Centre located on the western side of the rail line to function as a mixed use area, with a service role supporting the main town centre and providing local convenience goods and services, complementary <i>service industries</i> and medium density residential development.	<b>AO8</b>	Development for a <i>supermarket, shopping centre</i> or for business uses (other than for the purposes of an <i>agricultural supplies store, garden centre</i> or <i>service industry</i> ) with a total <i>gross leasable floor area</i> exceeding 1,000m <sup>2</sup> occurs in the Local centre zone on the eastern side of the railway.
<b>PO9</b>	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Glass House Mountains Township; (b) addresses the street; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; (e) complements the traditional built form and <i>streetscape</i> ; and (f) uses traditional building materials.	<b>AO9</b>	Development in the Local centre zone:- (a) provides for Bruce Parade and Reed Street to be maintained 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) provides <i>primary active street frontages</i> , built to the front boundary where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> ; (d) 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; (e) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (f) has building openings overlooking

Performance Outcomes		Acceptable Outcomes	
			<p>the street, with the main entrance visually emphasised in the centre of the ground floor facade;</p> <p>(g) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(h) ensures that signage is integrated with the building;</p> <p>(i) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</p> <p>(j) where involving an industrial use, provides for larger access doors (e.g. roller doors) to be located side on or, where facing the street, set back at least 6 metres.</p>
<b>PO10</b>	<p>Development in the Local centre zone:-</p> <p>(a) provides safe and convenient access which respects the road hierarchy and protects the safety and efficiency of Steve Irwin Way; and</p> <p>(b) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<p><b>AO10.1</b></p> <p><b>AO10.2</b></p> <p><b>AO10.3</b></p>	<p>Development does not gain access from Steve Irwin Way.</p> <p>Development provides for shared car parking and access arrangements between sites.</p> <p>Development provides on-site car parking at the rear or to one side of the development</p>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO11</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) provides good pedestrian and cycle connectivity to the town centre;</p> <p>(c) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek;</p> <p>(d) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties;</p> <p>(e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours;</p> <p>(f) contributes positively to local <i>streetscape</i> character;</p> <p>(g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(h) 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>.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	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.	<b>AO12</b>	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Low Density Residential Zone and Rural Residential Zone</i>			
<b>PO13</b>	Reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Glass House Mountains local plan area; and (b) provides for the safe and effective treatment and disposal of effluent on-site where applicable.	<b>AO13.1</b>  <b>AO13.2</b>  <b>AO13.3</b>	Development in the Rural residential zone provides for lots which are a minimum of 2,500m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.  Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets including where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .  Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.
<b>PO14</b>	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; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek and tributaries; and (d) provides an open feel and transition between the township and adjoining rural areas.	<b>AO14</b>	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> ; (b) avoids land subject to flooding and drainage 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 <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> , 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.
<b>PO15</b>	Development provides for an appropriate separation distance from nearby intensive animal industries (poultry).	<b>AO15</b>	A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.
<i>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Buzaki Road and Beanland Drive</i>			
<b>PO16</b>	Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for large lot sizes, and a configuration of lots, which:- (a) is sympathetic to the character of adjacent residential areas; (b) appropriately transitions to the adjacent and surrounding rural and rural residential areas; (c) are used predominantly for single <i>household</i> detached housing; and (d) optimises view corridors to the Glass House Mountains from public roads and open space.	<b>AO16</b>	<i>In partial fulfillment of Performance Outcome PO16:-</i>  Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for:- (a) a minimum lot size of 700m <sup>2</sup> , and an average lot size of at least 900m <sup>2</sup> ; and (b) any lots intended for a <i>dual occupancy</i> or <i>secondary dwelling</i> , to be nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.
<b>PO17</b>	Development in the Low density residential zone north of Buzaki Road and Beanland Drive may, in part,	<b>AO17</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>provide for a retirement facility and/or a residential care facility where the facility is:-</p> <ul style="list-style-type: none"> <li>(a) a small scale, well-designed integrated facility;</li> <li>(b) located towards the southern extent of the area; and</li> <li>(c) accommodated as a part of an overall design which provides for predominantly low density residential lots across the remainder of the area.</li> </ul>		





**LEGEND**

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Landscape Buffer
- Character Vegetation
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place<sup>Note 2</sup>
- Other Place of Local Character Significance
- Dedicated Public Transport 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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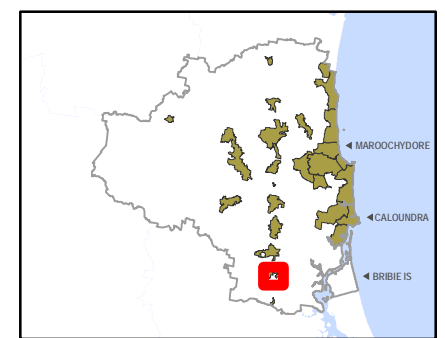


Figure 7.2.12A (Glass House Mountains Local Plan Elements)



## 7.2.13 Golden Beach/Pelican Waters local plan code

### 7.2.13.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Golden Beach/Pelican Waters local plan area as shown on Map ZM46 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Golden Beach/Pelican Waters 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 7.2.13.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.13.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)**.

### 7.2.13.2 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 Golden Beach/Pelican Waters local plan code.

*The Golden Beach/Pelican Waters local plan area is located in the south-eastern part of the Sunshine Coast and takes in a land area of approximately 1,275 hectares.*

*The local plan area is located on a coastal lowland plain on the edge of Pumicestone Passage. Lamerough Creek is the main waterway traversing the local plan area and Bells Creek adjoins the southern local plan area boundary. Except for the large environmental area located immediately to the west of Golden Beach, 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 flooding and storm surge.*

*Pumicestone Passage is a significant environmental feature for the Sunshine Coast and South East Queensland more generally, and has values protected under State and Commonwealth legislation and international treaties. The State government, through the Environment Protection Policy (Water) 2009 specifically recognises the need to protect and substantially improve the environmental values of Pumicestone Passage and its tributaries.*

*The local plan area includes the residential communities of Golden Beach and Pelican Waters. Both of these neighbourhoods are generally characterised by dwelling houses on conventional sized lots and canal allotments.*

*Multi-storey residential development is located adjacent to the Esplanade at Golden Beach and in a small number of locations within Pelican Waters. A local shopping area is located at Landsborough Parade, Golden Beach and a district level centre is partially developed on Pelican Waters Boulevard.*

*Education, community and recreation facilities within the local plan area include the Golden Beach State Primary School, Caloundra City Private School, Pelican Waters Golf Club and the sporting fields on the western fringe of Golden Beach.*

*Recreation opportunities are also available along the foreshore park and reserve system that extends from Bells Creek in the south to Leach Park in the north and forms part of the Coastal Walk.*

*Golden Beach Esplanade/Landsborough Parade and Pelican Waters Boulevard are the main roads traversing and providing access to and from the local plan area. The proposed alignment of the Dedicated Public Transport Corridor (CAMCOS) traverses the north-western corner of 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.

### 7.2.13.3 Purpose and overall outcomes

- (1) The purpose of the Golden Beach/Pelican Waters local plan code is to provide locally relevant planning provisions for the assessment of development within the Golden Beach/Pelican Waters local plan area.
- (2) The purpose of the Golden Beach/Pelican Waters local plan code will be achieved through the following overall outcomes:-
  - (a) The Golden Beach/Pelican Waters local plan area is a mature coastal urban area comprising the residential communities of Golden Beach and Pelican Waters.
  - (b) Urban development in the Golden Beach/Pelican Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas, avoid land substantially constrained to development and provide for the efficient provision of *infrastructure* and services.
  - (c) The Pelican Waters District Centre is developed as a district level activity centre offering a wide range of business and community activities and servicing the weekly shopping needs of residents in the local plan area.
  - (d) The design and layout of development in the District centre zone integrates existing centre elements with a waterside retail and tourist area to be developed in the Emerging community zone (Pelican Waters Southern Lakes Area) and achieves high levels of connectivity between existing and future centre elements and activities.
  - (e) The Golden Beach Local Centre is retained as a local (not full service) activity centre providing for the day to day needs of residents of and visitors to the local plan area.
  - (f) The main street configuration of the Golden Beach Local Centre is maintained and reinforced with buildings that address the street and contribute to a coherent *streetscape* character.
  - (g) Whilst opportunities exist for the expansion and enhancement of business functions within the different centres within the local plan area, residents continue to rely upon the nearby Caloundra Major Regional Activity Centre and industrial areas for their higher order business needs and all industry needs.
  - (h) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) is integrated with the existing Pelican Waters residential community and adjoining areas of Golden Beach and provides for the establishment of a mix of residential and non-residential uses in an urban village configuration.
  - (i) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) achieves the following:-
    - (i) establishment of a waterside retail and tourist area that is adjacent to, integrates with and complements the established shopping centre on Pelican Waters Boulevard and which incorporates uses that do not compete with the established shopping centre;
    - (ii) provision of a variety of lot sizes and housing types with an emphasis on multi-unit housing in a range of formats;
    - (iii) provision of the highest densities of housing in areas close to the Pelican Waters District Centre and the waterside retail and tourist area;
    - (iv) the extension of the Pelican Waters waterway system and the provision of other channels and small boat mooring facilities in a manner that is functionally efficient from a marine perspective, effectively addresses coastal hazards and is environmentally responsible;
    - (v) a high level of pedestrian permeability and connectivity with a walkable waterfront and the extension of the Coastal Path;
    - (vi) provision of a town square and an extensive waterfront park and reserve system;
    - (vii) a safe, permeable and functionally efficient street network; and
    - (viii) a contemporary coastal built form that epitomises sub-tropical design.

- (j) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) occurs within existing and planned *infrastructure* capacities.
- (k) Development in the Emerging community zone (Pelican Waters Golf Course) provides for the establishment of a high amenity urban residential village in an attractive, open space setting.
- (l) Development in the Emerging community zone (Pelican Waters Golf Course):-
  - (i) comprehensively addresses physical and environmental constraints and mitigates any adverse impacts;
  - (ii) provides for a variety of housing types and densities, with a generally low-rise building form;
  - (iii) does not compromise or interfere with the use of the balance of the golf course site for sport and recreation and environmental open space purposes;
  - (iv) provides an attractive and functional interface to the surrounding open space;
  - (v) provides a high level of pedestrian permeability and connectivity; and
  - (vi) is in accordance with an infrastructure agreement between the developer and *Council* which provides for the *infrastructure* necessary to service the development, ecological areas to be dedicated to *Council* and remaining parts of the golf course to be preserved as open space into perpetuity.
- (m) Development in other residential areas, including areas in the Low density residential zone, Medium density residential zone, High density residential zone and Tourist accommodation zone provides for high quality residential buildings that reflect a beachside setting, with development having a form, scale and level of intensity that minimises its visual impact on the Pumicestone Passage waterfront and views of the Glass House Mountains from Caloundra.
- (n) The natural and environmental qualities of Pumicestone Passage, Bells Creek and Lamerough Creek are maintained including the protection and enhancement of significant *vegetation* adjacent to these *waterways*.
- (o) The major open space links and scenic qualities offered by the foreshore park and reserve system are protected and enhanced with the open space network extended through the Pelican Waters Southern Lakes Area with the provision of a walkable waterfront, waterfront parks and extensions to existing parks.
- (p) Development does not compromise the provision or operation of the proposed Dedicated Public Transport Corridor (CAMCOS) or the proposed east-west connector road linking Pelican Waters Boulevard with the Caloundra South Priority Development Area. Areas adjacent to the Dedicated Public Transport Corridor (CAMCOS) included in the Environmental conservation and management zone are retained for their environmental, acoustic and visual buffering value.

#### 7.2.13.4 Performance outcomes and acceptable outcomes

**Table 7.2.13.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Golden Beach/Pelican Waters Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Golden Beach and Pelican Waters.	<b>AO1.1</b>	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.
		<b>AO1.2</b>	Development uses understated colour schemes and low-reflective roofing and

Performance Outcomes		Acceptable Outcomes	
			cladding materials.
<b>PO2</b>	Development contributes to the establishment of coherent and attractive <i>streetscapes</i> and gateways to enhance the sense of entry and the coastal urban character of Golden Beach and Pelican Waters.	<b>AO2.1</b>	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> :- (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 (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		<b>AO2.2</b>	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— <b>Section 9.4.2 (Landscape code)</b> 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.
<b>PO3</b>	Development protects the important sightlines from Bulcock Beach and elevated positions in the Caloundra local plan area to the Glass House Mountains.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Golden Beach and Pelican Waters.	<b>AO4</b>	Development protects and emphasises, but does not intrude upon, the significant views to Pumicestone Passage and other views and vistas to surrounding natural areas identified on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> .
<b>PO5</b>	Development provides for a continuous pedestrian, cycle and open space (greenspace) link along the Pumicestone Passage foreshore and Bells Creek to the Pelican Waters Golf Course.	<b>AO5.1</b>	Development integrates with and extends the coastal path where identified on the <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> .
		<b>AO5.2</b>	Development protects and enhances the greenspace link where identified on the <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> .
<b>PO6</b>	Development on land with frontage to Bells Creek and tributaries or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> facilitates the provision of a local ecological linkage connecting Pumicestone Passage to core habitat areas in the west of the local plan area.	<b>AO6</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO7</b>	Development does not compromise the	<b>AO7</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>future provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS); and</p> <p>(b) the proposed east-west connector road linking Pelican Waters Boulevard with the Caloundra South Priority Development Area.</p>		
<b>Development in the District Centre Zone</b>			
<b>PO8</b>	<p>Development in the District centre zone provides for small to medium scale uses and mixed uses that:-</p> <p>(a) support the role and function of the Pelican Waters Shopping Centre and adjacent business uses as a small district activity centre; and</p> <p>(b) provide a wide range of goods and services to residents and visitors.</p>	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	<p>Development in the District centre zone:-</p> <p>(a) provides a high level of functional integration between the existing Pelican Waters Shopping Centre and nearby centre elements in the Emerging community zone (Pelican Waters Southern Lakes Area), including a retail and tourist area;</p> <p>(b) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces;</p> <p>(c) contributes to the creation of a contemporary coastal built form that reinforces the district activity centre as a key node and focus of community activity in Pelican Waters; and</p> <p>(d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.</p>	<b>AO9</b>	<p>Development in the District centre zone:-</p> <p>(a) provides for the existing Pelican Waters Shopping Centre and adjacent business uses in the District centre zone to be functionally and visually integrated with nearby centre elements in the Emerging community zone (Pelican Waters Southern Lakes Area) through the provision of:-</p> <p>(i) interconnecting streets;</p> <p>(ii) through-site and waterside pedestrian and cycle connections; and</p> <p>(iii) a contemporary built form and landscape character that is compatible with a coastal urban setting and that draws upon the urban village themes reflected by development in the Southern Lakes Area;</p> <p>(b) incorporates buildings along at least 60% of the <i>frontage</i> of Pelican Waters Boulevard;</p> <p>(c) incorporates mature or semi-mature shade trees planted along Pelican Waters Boulevard and internal streets;</p> <p>(d) ensures that signage is integrated with buildings;</p> <p>(e) provides landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides for on-site car parking to be sleeved behind buildings fronting Pelican Waters Boulevard and Lamerough Canal.</p>
<b>Development in the Local Centre Zone</b>			
<b>PO10</b>	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support the role and function of the Golden Beach Local Centre as a local (not full service) activity centre; and</p> <p>(b) provide convenience goods and services to local residents and visitors.</p>	<b>AO10</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>PO11</b>	Development in the Local centre zone:- (a) is sympathetic to the coastal village character of the Golden Beach Local Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO11</b>	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) provides <i>primary active street frontages</i> built to the front property boundary, where identified on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> ; (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) has buildings overlooking the street; (e) ensures that signage is integrated with the building; (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (g) provides for off-street car parking to be provided in shared parking areas behind buildings; and (h) provides for kerb crossovers and driveways (other than where required to provide access to an off-street car parking area) to be removed to increase available on-street car parking.
<b>Development in the Medium Density Residential Zone</b>			
<b>PO12</b>	Development in that part of the Medium density residential zone between Burke Street and Earnshaw Street is compatible with the predominantly detached residential character of this part of Golden Beach.	<b>AO12</b>	The layout and design of development ensures that:- (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 property 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 that preserve key view lines.
<b>Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area) Generally</b>			
<b>PO13</b>	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) occurs within existing and planned <i>infrastructure</i> capacities and does not exceed a total population of 4,500 persons.	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	Development in the Emerging community zone (Pelican Waters Southern Lakes Area):- (a) is integrated with the existing Pelican Waters residential community and adjoining areas of Golden Beach;	<b>AO14</b>	No acceptable outcome provided.  Note— <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> identifies local structure planning elements for the Pelican Waters Southern Lakes Area including a local road network, bus routes,



Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(b) provides for the establishment of a mix of residential and non-residential uses in a configuration that creates an urban village style of development and results in neighbourhoods with a strong and positive sense of identity;</li> <li>(c) provides for the expansion of the Pelican Waters District Centre to incorporate a new waterside retail and tourist area located on an extended Lamerough Canal;</li> <li>(d) ensures that any expansion of the Pelican Waters District Centre complements but does not compete with the existing elements of the district activity centre in terms of scale or type of retail offer;</li> <li>(e) provides for the establishment of a variety of residential lots and housing types with an emphasis on multi-unit housing;</li> <li>(f) provides for the highest density of housing to be located close to the Pelican Waters District Centre and the waterside retail and tourist area;</li> <li>(g) provides for extension of the Pelican Waters waterway system and the establishment of channels and small scale boat mooring facilities in a manner that protects and improves flood storage capacity, reduces exposure to storm surge and other coastal hazards and meets <i>best practice</i> hydraulic and environmental standards whilst maintaining functional efficiency for maritime activities;</li> <li>(h) provides for the establishment of a town square and an extensive waterfront park and reserve system linking to the existing open space network;</li> <li>(i) provides a high level of pedestrian permeability and connectivity with a walkable waterfront along the canal frontage and pathways linking to the existing pathway network;</li> <li>(j) provides for the establishment of a safe and functionally efficient local street network with major connections to Pelican Waters Boulevard, New Holland Drive, Michael Street and Bledisloe Boulevard;</li> <li>(k) provides for the establishment of a safe and functionally efficient public and active <i>transport network</i> with a bus circulation system that has no route redundancy; and</li> <li>(l) provides for a contemporary</li> </ul>	<p>pedestrian and cycle linkages, major <i>public open space</i> areas, civic spaces and a community hub.</p>

Performance Outcomes		Acceptable Outcomes	
	coastal built form that epitomises sub-tropical design.		
<b>Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – (Focal Tower Development)</b>			
<b>PO15</b>	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for the establishment of not more than one focal tower.	<b>AO15</b>	No acceptable outcome provided.
<b>PO16</b>	Focal tower development:- (a) respects and responds to its setting; (b) integrates with surrounding development; (c) is visually interesting; (d) has building elevations that visually balance the height of the building; (e) minimises the appearance of building bulk; (f) incorporates an attractively designed rooftop; (g) incorporates high quality and climatically responsive architectural design and landscaping; and (h) does not cause overshadowing of public spaces or living areas in other residential premises.	<b>AO16.1</b>  <b>AO16.2</b>  <b>AO16.3</b>	The maximum height of the focal tower does not exceed 30 metres.  The focal tower is provided generally in the location identified on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> .  The focal tower incorporates most or all of the following design elements:- (a) variations in plane shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices or other elements of the facade; (d) elements of a finer scale than the main structural framing; (e) balconies, verandahs and terraces; and (f) planting at any or all levels, particularly on podiums or lower level roof decks.
		<b>AO16.4</b>	The focal tower is <i>setback</i> from street front property boundaries in accordance with the following:- (a) at least 8 metres for building walls; and (b) at least 4 metres for balconies, eaves, awnings, garden structures and the like.
		<b>AO16.5</b>	The focal tower has a building roof top that contributes to the architectural distinction of the building with service structures and mechanical plant designed as part of the building or effectively screened from view.
<b>Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – Open Space Network)</b>			
<b>PO17</b>	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for a <i>public open space</i> network that:- (a) meets the open space and recreational needs of residents and visitors to the local plan area; (b) provides a range of open space settings including a town square, district and local recreation and sports parks and a walkable waterfront; (c) is visible and easy to access and	<b>AO17.1</b>	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for the following <i>public open space</i> areas to be established:- (a) a town square at least 1 hectare in area in a waterfront location within or proximate to the district activity centre located adjacent to the future waterway and along the walkable waterfront; (b) 2 district recreation parks;, (i) one being centrally located adjacent to the Pelican Waters

Performance Outcomes		Acceptable Outcomes	
	<p>navigate;</p> <p>(d) provides frequent access to the waterfront; and</p> <p>(e) is a focus and source of pride for the local community.</p>		<p>District Centre and at least 3 hectares in area; and</p> <p>(ii) one being an extension to Jensen Park with a minimum total area, including the established Jensen Park, of 5 hectares;</p> <p>(c) 1 district sporting <i>park</i> (sporting fields) at least 5 hectares in area;</p> <p>(d) 1 local recreation <i>park</i> at least 1 hectare in area, located in the south-western part of the Pelican Waters Southern Lakes Area;</p> <p>(e) sufficient other local recreation parks and open space to meet the needs of the development and integrate with existing open space in other parts of the local plan area; and</p> <p>(f) a walkable waterfront at least 6 metres wide:-</p> <p>(i) linking the Pelican Waters Tavern, Shopping Centre and town centre sites; and</p> <p>(ii) linking the town centre to the central pedestrian spine through the Pelican Waters Southern Lakes Area.</p>
		<b>AO17.2</b>	Open space is provided generally in the locations identified on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> .
		<b>AO17.3</b>	Open space is provided in locations that maximise its visibility to both the resident and visitor population with <i>park</i> areas proximate to key focal points and areas of community interaction.
		<b>AO17.4</b>	Open space is convenient to its intended user, both in terms of ease of access and in meeting the user's recreational and amenity needs.
		<b>AO17.5</b>	Open space is planned and designed for multi-functional usage, affording a range of recreational opportunities and provides a standard of landscape amenity satisfactory to cater for a wider user population, and provide flexibility to meet changes in future usage.
		<b>AO17.6</b>	Recreational opportunities associated with man-made waterways are maximised through the provision of suitable areas and facilities to enable public access.
		<b>AO17.7</b>	Development provides for public pedestrian and cycle links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.
<b>Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – Community Facilities)</b>			
<b>PO18</b>	Development in the Emerging	<b>AO18</b>	An integrated community facility capable

Performance Outcomes		Acceptable Outcomes	
	community zone (Pelican Waters Southern Lakes Area) provides for the establishment of community facilities in an appropriate location within the Pelican Waters District Centre in the north eastern part of the Pelican Waters Southern Lakes Area to meet the needs of residents of and visitors to the local plan area.		of accommodating the following activities is provided generally in the location identified as a civic area on <b>Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)</b> :- (a) library; (b) <i>child care centre</i> ; (c) medical centre; (d) community centre; (e) <i>place of worship</i> ; (f) art gallery; and (g) <i>emergency services</i> .
Development in the Emerging Community Zone (Pelican Waters Golf Course)			
<b>PO19</b>	Development in the Emerging community zone (Pelican Waters Golf Course) provides for a discrete and high amenity urban residential village characterised by:- (a) a variety of residential lots and housing types in a predominantly low-rise format; (b) a contemporary coastal built form that epitomises sub-tropical design; (c) outwardly focused residential development that positively addresses and overlooks the surrounding open space; and (d) a high level of pedestrian permeability and connectivity with pathways linking to the existing and planned pathway network.	<b>AO19</b>	No acceptable outcome provided.
<b>PO20</b>	The scale and intensity of residential activities in the Emerging community zone (Pelican Waters Golf Course) sensitively responds to the open space setting of the <i>site</i> and is compatible with surrounding residential development.	<b>AO20</b>	Development provides for a relatively higher scale and intensity of residential activities in the south, close to the clubhouse, transitioning to a relatively lower scale and intensity of residential activities in the north.
<b>PO21</b>	Development in the Emerging community zone (Pelican Waters Golf Course) ensures that:- (a) there is no worsening of off-site flooding conditions and no people or property will be placed at risk from flooding as a result of the development; and (b) adverse impacts on environmental values within and adjoining the zone are avoided, or where avoidance is not practicable, adverse impacts are minimised and environmental offsets are provided.	<b>AO21</b>	No acceptable outcome provided.
<b>PO22</b>	Development in the Emerging community zone (Pelican Waters Golf Course) is in accordance with an infrastructure agreement between the developer and <i>Council</i> which provides for:- (a) that part of Lot 65 SP208108 included in the Environmental management and conservation zone to be rehabilitated and dedicated to <i>Council</i> for environmental protection purposes;	<b>AO22</b>	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(b) that part of Lot 65 SP208108 in the Sport and recreation zone to be subject to covenant providing for the retention of the golf course as sport and recreation open space into perpetuity;</li> <li>(c) the continued viable operation of the Pelican Waters Golf Club; and</li> <li>(d) the necessary <i>infrastructure</i> to service the development including, but not necessarily limited to, the following:-               <ul style="list-style-type: none"> <li>(i) water supply and sewerage <i>infrastructure</i>;</li> <li>(ii) stormwater <i>infrastructure</i>;</li> <li>(iii) open space <i>infrastructure</i>; and</li> <li>(iv) road, pedestrian and bicycle path, and public transport <i>infrastructure</i>.</li> </ul> </li> </ul>	



# Sunshine Coast Planning Scheme 2014 Golden Beach/Pelican Waters Local Plan Area



### LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Greenspace Link
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Significant View
- Key Pedestrian/Cycle Linkage
- Dedicated Public Transport Corridor (CAMCOS)

- Coastal Path<sup>Note 3</sup>
- Indicative Road Linkage/Access Point
- Future Transit Hub
- Indicative Local Bus Route
- Indicative Local Road Network
- Civic Area
- Town Square
- District Recreation Park
- Local Recreation Park
- Focal Tower Not Exceeding 30 Metres Building Height
- Caloundra South Priority Development Area (subject to the *Economic Development Act 2012*)

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Geocentric Datum of Australia 1994 (GDA94)

**Note 1:** For contextual purposes only.  
**Note 2:** Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).  
**Note 3:** Indicative alignment, subject to further investigation in some areas.

Scale: 1:20,000  
0 120 240 480 720 960 Metres





## 7.2.14 Kawana Waters local plan code

### 7.2.14.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Kawana Waters local plan area as shown on Map ZM35 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Kawana Waters 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 7.2.14.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.14A (Kawana Waters local plan elements)**.

### 7.2.14.2 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 Kawana Waters local plan code.

*The Kawana Waters local plan area is located in the south eastern part of the Sunshine Coast and includes the coastal urban communities of Kawana Waters, including the established beachside neighbourhoods of Buddina, Minyama, Warana, Wurtulla, Bokarina and Parrearra, that part of Mountain Creek south of the Sunshine Motorway including the community of Hideaway Waters, and the emerging community of Brightwater.*

*The local plan area also includes Kawana Shoppingworld and the strip commercial and showroom area that extends along a significant length of the Nicklin Way. A number of small local business centres that provide local services to residents are located primarily at nodes along the Nicklin Way. An industrial area is located centrally in the local plan area providing industrial services and employment.*

*A significant part of the local plan area has, and continues to be, developed as part of the Kawana Waters master planned community (Kawana Waters Community Development Area), including the proposed Kawana Town Centre, Sunshine Coast University Hospital, the Homemaker Centre, the Kawana business village, the Bokarina Beach site and the newer residential areas of Kawana Island, Kawana Forest, Creekside, Birtinya and parts of Parrearra. It also includes Lake Kawana which contributes to the waterside setting of the area and includes a regionally significant rowing course. These areas are subject to Development Control Plan 1 Kawana Waters and do not form part of this local plan code. The local plan area has a land area of approximately 2,485 hectares.*

*The Kawana Waters local plan area is located on a low sand dune system and coastal floodplain within the Mooloolah River catchment. As a result, most of the local plan area is relatively flat and close to sea level. The landform and landscape of the local plan area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake. The local plan area is framed by a picturesque natural setting including the Mooloolah River National Park and Birtinya Wetlands in the west, the Mooloolah River in the north, Currimundi Creek, Currimundi Lake and Kathleen McArthur Conservation Park in the south and Kawana Beach and the Pacific Ocean in the east.*

*Most of the local plan area is currently developed for residential housing or committed to development for residential housing. In existing developed areas, dwelling houses are the dominant housing form with dual occupancies and multi-unit accommodation also established in a number of locations. Emerging urban areas including Brightwater are planned as integrated communities accommodating a variety of housing types as well as local businesses and community facilities.*

*Significant community and sporting facilities within the local plan area include Sunshine Coast Stadium, Kawana Library and Community Centre, Bokarina and Buddina State Primary Schools, Kawana Waters State High School, Kawana Surf Club, Kawana Bowls Club and Lake Kawana Community Centre. Major parks in the area include the Point Cartwright Lighthouse and Scenic Reserve, Jessica Park and La Balsa*

Park. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River to Currimundi Lake.

Principal roads in the local plan area include Nicklin Way, Kawana Way, Point Cartwright Drive, Oceanic Drive, Kawana Island Boulevard, Main Drive, Lake Kawana Boulevard and Creekside Boulevard. Nicklin Way is one of the Sunshine Coast's major north-south road connections and has a significant influence on the character and identity of the local plan area.

Several proposed transport corridors traverse the local plan area, including the Dedicated Public Transport Corridor (CAMCOS) linking the North Coast Rail Line at Beerwah to Maroochydore, the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway, the CoastConnect Priority Public Transport and Bicycle Corridor along the Nicklin Way.

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

### 7.2.14.3 Purpose and overall outcomes

- (1) The purpose of the Kawana Waters local plan code is to provide locally relevant planning provisions for the assessment of development within the Kawana Waters local plan area.
- (2) The purpose of the Kawana Waters local plan code will be achieved through the following overall outcomes:-
  - (a) Kawana Waters is a diverse coastal urban area comprising a number of mature and emerging residential communities, supported by a proposed major regional activity centre at Kawana Town Centre and district activity centre in the vicinity of Kawana Shoppingworld, as well as the Sunshine Coast University Hospital, an industrial area and significant community, sport and recreation facilities.
  - (b) Opportunities for transit oriented development are maximised, particularly within and adjacent to the Kawana Town Centre (Kawana Waters Community Development Area) and at designated nodes along the CoastConnect Priority Public Transport Corridor in accordance with relevant zonings.
  - (c) Urban development in the Kawana Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
  - (d) Development in the District centre zone supports the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre providing retail, commercial, community, entertainment (other than a *theatre* being a cinema) and tourist uses predominantly servicing the needs of residents and visitors in the northern part of the local plan area. Development in the District centre zone provides for limited expansion of retail and commercial uses within the District centre zone in a manner which does not detract from the intended functioning of the planned major regional activity centre at Kawana Town Centre.
  - (e) In order to protect the intended functioning of the planned major regional activity centre at Kawana Town Centre and the *Sunshine Coast activity centre network*, development in the District centre zone:-
    - (i) provides for:-
      - (A) the total *gross leasable floor area* for retail and commercial uses to not exceed 40,000m<sup>2</sup> in Precinct KAW LPP-1 (South of Point Cartwright Drive); and
      - (B) the *gross leasable floor area* of any single retail tenancy to not exceed 1,000m<sup>2</sup> in Precinct KAW LPP-2 (North of Point Cartwright Drive); and
    - (ii) does not provide for the following higher order uses:-
      - (A) a *department store*;
      - (B) a *discount department store*; or
      - (C) a *theatre* (being cinemas).
  - (f) Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) in the vicinity of Kawana Shoppingworld provides for an integrated, high quality design which minimises building bulk and provides an attractive interface to Nicklin Way, Point Cartwright Drive and adjoining residential areas. Development provides safe and efficient vehicular access and enhances pedestrian connectivity.

- (g) Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for high quality *mixed use development* which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active or semi-active street *frontages* are provided at the ground *storey* to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and visitor accommodation above the ground *storey*.
- (h) Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for predominantly *office* and health related uses with limited retail uses in accordance with **Table 7.2.14.4.2 (Kawana Waters supplementary table of consistent uses and potentially consistent uses in the District centre zone)**. Development presents an attractive appearance to Kawana Waters Canal, adjoining residential areas and all road *frontages*, especially Nicklin Way.
- (i) Development in the Local centre zone supports the role and function of the local business areas, including those located at nodes along the Nicklin Way, and in Buddina, and Hideaway Waters, as local (not full service) activity centres servicing the basic convenience needs of residents and visitors. Development in the Local centre zone provides for the expansion and enhancement of business uses; however such development does not extend beyond the boundaries of this zone.
- (j) Development in the Specialised centre zone provides for improved and expanded comparison shopping functions predominantly in the form of *showrooms* and bulky goods retailing.
- (k) Development in the Specialised centre zone and Local centre zone provides for a high standard of building and landscape design quality which minimises building bulk, improves pedestrian connectivity, promotes community interaction and provides a high quality presentation to Nicklin Way and other local roads.
- (l) Development in Precinct KAW LPP-4 (Buddina Urban Village) provides for the creation of the Buddina Urban Village linking Kawana Shoppingworld to Kawana Waters Surf Lifesaving Club by a public pedestrian way and providing active *frontages* which encourage movement and interaction between the district activity centre and the adjacent foreshore areas. Development at this location provides for higher density residential accommodation in the form of permanent and visitor accommodation buildings and *multiple dwellings*. In response to the fragmented nature of existing land holdings, higher density residential development is sited within large, integrated development nodes.
- (m) Development in the Medium density residential zone:-
  - (i) provides for a range of housing choices located at nodes with convenient access to centres and/or local business areas, public transport and community facilities; and
  - (ii) contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (n) Development in the Medium density residential zone at Nicklin Way, Warana and Regatta Boulevard, Wurtulla provides a high quality presentation to Nicklin Way and is designed to ensure the acoustic, visual and traffic impacts of Nicklin Way are minimised.  
  
Note—Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) is strategically located on the Nicklin Way transit corridor and is recognised as a potential key development area.
- (o) Brightwater continues to be developed as an integrated residential community. Development contributes to the establishment of a walkable, integrated residential community providing a mix of dwelling types supported by a local (full service) activity centre providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.
- (p) Development in the Low density residential zone at Minyama Island maintains the low density character and amenity of this area by providing for any residential lot to be a minimum of 1,500m<sup>2</sup> in area.
- (q) Industrial development is contained in the Medium impact industry zone, which is progressively developed as a modern industrial estate. Development in this zone maintains a

high standard of building and landscaping design and an attractive waterfront address to Parrearra Lake.

- (r) The *transport network* is progressively upgraded to meet the needs of the local plan area and to reduce traffic pressure on Nicklin Way. Development does not compromise the provision and operation of the proposed Sunshine Motorway extension, Dedicated Public Transport Corridor (CAMCOS) or the CoastConnect Priority Public Transport and Bicycle Corridor.
- (s) Development is designed and sited to protect and enhance the natural environmental and scenic values of the local plan area including *wetland*, dunal systems and riparian *vegetation* associated with major open space links along the coastal foreshore, Currimundi Creek, Mountain Creek and the Mooloolah River.
- (t) Development 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. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link, from the mouth of the Mooloolah River to Currimundi Lake.

#### 7.2.14.4 Performance outcomes and acceptable outcomes

**Table 7.2.14.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kawana Waters 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 the Kawana Waters local plan area.	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.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to, and the coastal urban character of, the Kawana Waters local plan area; (b) enhance the landscape and visual amenity of Nicklin Way to better define the boundaries of individual neighbourhoods; and (c) enhance the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> , or with <i>frontage</i> to Nicklin Way or Point Cartwright Drive:- (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 (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape

Performance Outcomes		Acceptable Outcomes	
			<p>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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO3</b>	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<b>AO3</b>	<p>Development provides through block pedestrian linkages where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p>
<b>PO4</b>	<p>Development provides for a continuous pedestrian and cycle link along the coastal foreshore from the mouth of the Mooloolah River to Currimundi Lake.</p>	<b>AO4</b>	<p>Development integrates with and extends the coastal path where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p>
<b>PO5</b>	<p>The major open space links and scenic qualities offered by the foreshore park and reserve system along the coastline, and <i>wetland</i> areas and remnant <i>vegetation</i> along Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River, are protected and enhanced.</p>	<p><b>AO5.1</b></p> <p><b>AO5.2</b></p>	<p>Development protects and enhances the greenspace link where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p> <p>Development provides for the retention and enhancement of native <i>vegetation</i> adjacent to the foreshore, Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River.</p>
<b>PO6</b>	<p>Development on land with frontage to the Mooloolah River and Currimundi Creek, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>, facilitates the provision of the local ecological linkage.</p>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Editor's Note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO7</b>	<p>Development does not compromise the future provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydore;</p> <p>(b) the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway; and</p> <p>(c) the Maroochydore to Caloundra Priority Public transport and Bicycle corridor along the Nicklin Way.</p>	<b>AO7</b>	<p>No acceptable outcome provided.</p>
<b>Development in the District Centre Zone Generally</b>			
<b>PO8</b>	<p>Development in the District centre zone</p>	<b>AO8</b>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>provides for small to medium scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> <li>(a) support the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre;</li> <li>(b) provide a wide range of goods and services to residents and visitors; and</li> <li>(c) are of a nature and scale which does not compromise the intended role and function of the proposed Kawana Town Centre or the <i>Sunshine Coast activity centre network</i> generally.</li> </ul>		
<b>PO9</b>	<p>Development in the District centre zone provides for:-</p> <ul style="list-style-type: none"> <li>(a) the total <i>gross leasable floor area</i> for retail and commercial uses to not exceed 40,000m<sup>2</sup> in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b>; and</li> <li>(b) the maximum <i>gross leasable floor area</i> of any single retail tenancy to not exceed 1,000m<sup>2</sup> in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b>.</li> </ul>	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	<p>Development in the District centre zone does not provide for the following higher order uses:-</p> <ul style="list-style-type: none"> <li>(a) a <i>department store</i>;</li> <li>(b) a <i>discount department store</i> (other than the one already existing at commencement of the planning scheme); or</li> <li>(c) a <i>theatre</i> (being cinemas).</li> </ul>	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> <li>(a) improves the functional relationships that exist between different parts of the centre;</li> <li>(b) contributes to the creation of a contemporary coastal built form;</li> <li>(c) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces; and</li> <li>(d) provides continuous weather protection for pedestrians along active or semi-active street front areas.</li> </ul>	<b>AO11</b>	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> <li>(a) creates a more pedestrian friendly internal and external street environment which effectively links the different parts of the centre;</li> <li>(b) reduces the dominance of signage elements along the Nicklin Way and Point Cartwright Drive site <i>frontages</i>;</li> <li>(c) creates a more contemporary built form and landscape character that is compatible with a coastal urban setting;</li> <li>(d) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</li> <li>(e) provides <i>primary active street frontages</i>, built to boundary, where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</li> <li>(f) provides for any residential uses to be effectively integrated with business uses;</li> <li>(g) has building openings overlooking the street;</li> <li>(h) provides all weather protection in the form of continuous awnings and/or</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<p>light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; and</p> <p>(i) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
<b>PO12</b>	Development in the District centre zone provides functional and integrated car parking and vehicular access.	<b>AO12</b>	Shared car parking and access arrangements are provided between sites.
<b>Development in the District Centre Zone in Precinct KAW LPP-1 (South of Point Cartwright Drive)</b>			
<b>PO13</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b> on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <p>(a) occurs in an integrated manner in accordance with a master plan or approved plan of development;</p> <p>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</p> <p>(c) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive;</p> <p>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements;</p> <p>(e) enhances pedestrian connectivity to surrounding areas including the foreshore; and</p> <p>(f) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas.</p>	<b>AO13</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <p>(a) provides for buildings to be identified on a master plan or approved plan of development;</p> <p>(b) provides safe and convenient vehicular and pedestrian movements across Point Cartwright Drive;</p> <p>(c) incorporates high quality architectural design and an attractive street front address;</p> <p>(d) incorporates high quality landscaping, pedestrian facilities, shade and public art;</p> <p>(e) incorporates variations in design between buildings, including bulk and facade articulation;</p> <p>(f) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive from adjoining roads and public spaces;</p> <p>(g) provides for minimum front boundary <i>setbacks</i> for all buildings on the <i>site</i> (except as provided for in (m) below) as follows:-</p> <p>(i) 7 metres for that part of a building up to 13.5 metres in height; and</p> <p>(ii) 10 metres for that part of a building exceeding 13.5m in height;</p> <p>(h) provides that for part of a building exceeding 13.5 metres in height, usage is confined to residential uses;</p> <p>(i) enhances pedestrian connectivity between the <i>site</i> and surrounding areas including Kawana Library, Community Hall and the foreshore to the east, the Kawana Waters Canal and Hotel to the northwest and the major transit hub to the west;</p> <p>(j) avoids adverse overshadowing impacts to adjoining properties or public spaces;</p> <p>(k) provides underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(l) has a <i>site</i> area exceeding 5,000m<sup>2</sup>; and</p> <p>(m) ensures above ground car parking structures are <i>setback</i> a minimum of 30 metres from all property</p>

Performance Outcomes		Acceptable Outcomes	
			boundaries of the <i>site</i> and screened and landscaped so as to present an attractive frontage to the street.
<b>PO14</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <ul style="list-style-type: none"> <li>(a) integrates with development on Lot 2 SP202887 (Kawana Shoppingworld site);</li> <li>(b) improves connections between Kawana Shoppingworld, Weema Street and the foreshore;</li> <li>(c) maximises site area to achieve good quality urban design;</li> <li>(d) is designed to exhibit a high standard of architectural design;</li> <li>(e) provides active and attractive street <i>frontages</i> to pedestrian connections; and</li> <li>(f) provides integrated and functional car parking and access arrangements that do not dominate the street.</li> </ul>	<b>AO14</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <ul style="list-style-type: none"> <li>(a) amalgamates lots to create a minimum development <i>site</i> of 2,500m<sup>2</sup> and a minimum <i>frontage</i> of 30 metres;</li> <li>(b) ensures that the amalgamated lots do not isolate excluded lots;</li> <li>(c) dedicates to the <i>Council</i> a 10 metre strip of land in a central location to link the eastern boundary of Kawana Shoppingworld to Bermagui Crescent for a pedestrian way linking to Weema Street where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</li> <li>(d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way;</li> <li>(e) provides <i>primary active street frontages</i> to the pedestrian way where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</li> <li>(f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way;</li> <li>(g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; and</li> <li>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</li> </ul>
<b>Development in the District Centre Zone in Precinct KAW LPP-2 (North of Point Cartwright Drive)</b>			
<b>PO15</b>	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b>:-</p> <ul style="list-style-type: none"> <li>(a) provides for a mixed use (predominantly residential), integrated development for the whole of the District centre zone north of Point Cartwright Drive;</li> <li>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</li> <li>(c) complements the amenity of adjoining uses fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way;</li> <li>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow;</li> <li>(e) provides integrated car parking arrangements that do not dominate the street;</li> </ul>	<b>AO15</b>	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for:-</p> <ul style="list-style-type: none"> <li>(a) buildings which are sited and designed to provide an attractive address to all street <i>frontages</i>, and a <i>primary active street frontage</i> to the Kawana Waters Canal, where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</li> <li>(b) <i>mixed use development</i> with residential and visitor accommodation above the ground <i>storey</i>;</li> <li>(c) variations in design between buildings, including bulk and facade articulation;</li> <li>(d) the maximum wall length of any tower to not exceed 25 metres;</li> <li>(e) <i>building height</i> which does not exceed 8.5 metres above ground level within 20 metres of the Orana</li> </ul>



Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(f) incorporates public access adjacent to Kawana Waters Canal; and</li> <li>(g) maintains public views to Kawana Waters Canal, particularly from Nicklin Way.</li> </ul>		<p>Street <i>frontage</i> of the <i>site</i>;</p> <ul style="list-style-type: none"> <li>(f) buildings which are sited and designed to achieve visual permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</li> <li>(g) continuous public access along Kawana Waters Canal where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</li> <li>(h) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</li> <li>(i) car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings with active frontages;</li> <li>(j) vehicle access points along Nicklin Way to have a minimum spacing of 60 metres; and</li> <li>(k) loading docks and service areas located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal.</li> </ul>
<b>Development in the District Centre Zone in Precinct KAW LPP-3 (Nicklin Way North Minyama)</b>			
<b>PO16</b>	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) identified on <b>Local Plan Map LPM35</b> provides for business uses to be limited to primarily <i>office</i> and health care related uses in accordance with the following:-</p> <ul style="list-style-type: none"> <li>(a) a use listed as a consistent use in Column 1 of <b>Table 7.2.14.4.2 (Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone)</b> occurs in the precinct; and</li> <li>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.14.4.2</b> occurs 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.</li> </ul> <p>Note—a use not listed in <b>Table 7.2.14.4.2</b> is an inconsistent use and is not intended to occur in the District centre zone in Precinct KAW LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the District centre zone at Kawana Waters are identified in Part 6 (Zone codes) in <b>Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)</b>.</p>	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama):-</p> <ul style="list-style-type: none"> <li>(a) provides an attractive frontage to Nicklin Way and maintains public</li> </ul>	<b>AO17</b>	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for:-</p> <ul style="list-style-type: none"> <li>(a) buildings which are sited and designed to achieve visual</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	<p>views to Kawana Waters Canal, particularly from Nicklin Way;</p> <p>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal;</p> <p>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; and</p> <p>(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.</p>		<p>permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(b) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(c) car parking below ground level in a <i>basement</i> structure(s) or sleeved behind buildings;</p> <p>(d) vehicle <i>access</i> points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(e) loading docks and service areas that are located and screened so as to be visually unobtrusive from adjoining residential uses, roads and Kawana Waters Canal.</p>
<b>Development in the Local Centre Zone</b>			
<b>PO18</b>	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Brightwater Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	<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) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and <i>access</i> arrangements that do not dominate the street.</p>	<b>AO19</b>	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) reduces the dominance of signage elements, particularly along Nicklin Way;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
<b>Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally</b>			
<b>PO20</b>	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on <b>Local Plan Map LPM35:-</b></p> <p>(a) contributes to the creation of a focal <i>mixed use development</i> which effectively links Kawana Shoppingworld to the Kawana Surf Club and foreshore areas; and</p> <p>(b) provides for higher density residential accommodation in the form of accommodation buildings and <i>multiple dwellings</i>.</p>	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development in Precinct KAW LPP-4	<b>AO21.1</b>	Development amalgamates lots to create

Performance Outcomes		Acceptable Outcomes	
	<p>(Buddina Urban Village):-</p> <p>(a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</p> <p>(b) ensures that amalgamated lots do not isolate excluded lots;</p> <p>(c) maximises site area and minimises <i>site cover</i> to maintain residential amenity;</p> <p>(d) is designed to exhibit a high standard of architectural design;</p> <p>(e) provides functional and integrated car parking arrangements that do not dominate the street; and</p> <p>(f) promotes pedestrian priority along Pacific Boulevard by minimising vehicular site access from this road.</p>	<p><b>AO21.2</b></p> <p>Development ensures that the amalgamated lots do not isolate excluded lots.</p> <p><b>AO21.3</b></p> <p>Development ensures that each development <i>site</i> includes a minimum width of 30 metres to street <i>frontages</i> as follows:-</p> <p>(a) for Sub-precincts KAW LPSP-4a and KAW LPSP-4c - to Pacific Boulevard, Iluka Avenue and Lowanna Drive; and</p> <p>(b) for Sub-precinct KAW LPSP-4b - to Iluka Avenue and Lowanna Drive.</p> <p><b>AO21.4</b></p> <p>Development provides for primary vehicle access to be from:-</p> <p>(a) a street other than Pacific Boulevard for Sub-precinct KAW LPSP-4a; and</p> <p>(b) Iluka Avenue or Lowanna Drive for Sub-precincts KAW LPSP-4b and KAW LPSP-4c.</p> <p><b>AO21.5</b></p> <p>Development includes underground car parking, and for Sub-precincts KAW LPSP-4a and KAW LPSP-4c, the basements do not protrude more than one metre above ground level at the Pacific Boulevard <i>frontage</i> of the <i>site</i>.</p>	<p>a minimum development <i>site</i> of 3,000m<sup>2</sup> in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m<sup>2</sup> in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p>
<b>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)</b>			
<b>PO22</b>	<p>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on <b>Local Plan Map LPM35</b>:-</p> <p>(a) improves pedestrian connectivity by providing a direct public pedestrian link between Kawana Shoppingworld and the Kawana Surf Club and foreshore;</p> <p>(b) creates vibrant, active and attractive street frontages to primary streets and pedestrian connections; and</p> <p>(c) provides a high level of comfort and convenience for pedestrians including continuous weather protection.</p>	<b>AO22.1</b>	<p>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c contributes to the provision of a pedestrian way connecting Kawana Shoppingworld with the Kawana Surf Club and foreshore as follows:-</p> <p>(a) in Sub-precinct KAW LPSP-4b, dedicates to the <i>Council</i> a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue / Lowanna Drive at the intersection with Weema Street for a pedestrian way where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</p> <p>(b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>; and</p> <p>(c) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way identified in (a) and (b) above.</p>

Performance Outcomes		Acceptable Outcomes	
		<b>AO22.2</b>	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c:- (a) provides <i>primary active street frontages</i> built to boundary along the full length of the pedestrian way, Weema Street and part way along Pacific Boulevard where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; (b) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way, Weema Street, the Iluka Avenue / Lowanna Drive / Pacific Boulevard <i>frontages</i> with mature or semi-mature shade trees planted along the <i>site frontage</i> ; and (c) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
<b>Development in the Medium Density Residential Zone Generally</b>			
<b>PO23</b>	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types compatible with a predominantly low density 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) contributes positively to local <i>streetscape</i> character; and (d) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	<b>AO23</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone in Precinct KAW LPP-5 (Nicklin Way Warana)</b>			
<b>PO24</b>	Development in the Medium density residential zone in Precinct KAW LPP-5 (Nicklin Way Warana) identified on <b>Local Plan Map LPM35</b> :- (a) provides for integrated development on amalgamated sites; and (b) rationalises access points and provides for safe and efficient access to Nicklin Way.	<b>AO24.1</b>  <b>AO24.2</b>	Development amalgamates lots to create a minimum development <i>site</i> of 1,000m <sup>2</sup> .  A single <i>access</i> driveway to Nicklin Way is provided for each development <i>site</i> .
<b>Development in the Medium Density Residential Zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)</b>			
<b>PO25</b>	Development in the Medium density residential zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) identified on <b>Local Plan Map LPM35</b> :- (a) provides acoustic and visual buffering to Nicklin Way; (b) provides safe and efficient access; and (c) does not adversely affect the functioning of Nicklin Way.	<b>AO25.1</b>  <b>AO25.2</b>  <b>AO25.3</b>	Mounding and vegetated landscape buffers are provided along the Nicklin Way <i>frontage</i> where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .  An <i>access</i> driveway is provided on the Regatta Boulevard <i>frontage</i> for each development <i>site</i> , located as far as practical from the road alignment of Nicklin Way.  An <i>access</i> driveway may be provided on the Nicklin Way <i>frontage</i> to each lot, located at least 40 metres from the intersection with Regatta Boulevard to

Performance Outcomes		Acceptable Outcomes	
			minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.
<b>Reconfiguring a Lot in the Low Density Residential Zone (Minyama Island)</b>			
<b>PO26</b>	Development for reconfiguring a lot in the Low density residential zone on Minyama Island maintains the low density character and amenity of the area by providing for any residential lot to be a minimum of 1,500m <sup>2</sup> in area.	<b>AO26</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Brightwater)</b>			
<b>PO27</b>	<p>Development in the Emerging community zone at Brightwater:-</p> <ul style="list-style-type: none"> <li>(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 supported by a small local (full service) activity centre designed to reflect traditional 'main street' principles;</li> <li>(b) provides for a range of lot sizes and dwelling types, with medium density residential development provided in key locations;</li> <li>(c) provides an interconnected system of open space and community facilities to meet the needs of the local community;</li> <li>(d) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community facilities, open space and the Mooloolah River;</li> <li>(e) protects the function and visual amenity of Kawana Way;</li> <li>(f) provides appropriate riparian buffers to the Mooloolah River;</li> <li>(g) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>; and</li> <li>(h) avoids development of land otherwise subject to constraints.</li> </ul>	<b>AO27</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Brightwater is currently regulated in accordance with an approved Master Plan and Plan of Development.</p>
<b>Development in the Specialised Centre Zone</b>			
<b>PO28</b>	Development in the Specialised centre zone does not compete with the role and function of the Kawana Town Centre or the Kawana district centre.	<b>AO28</b>	No acceptable outcome provided.
<b>PO29</b>	<p>Development in the Specialised centre zone provides:-</p> <ul style="list-style-type: none"> <li>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity and presentation to Nicklin Way;</li> <li>(b) a high level of comfort and convenience to pedestrians; and</li> <li>(c) functional and integrated car parking and vehicular access.</li> </ul>	<b>AO29</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>Development in the Medium Impact Industry Zone</b>			
<b>PO30</b>	Where land included in the Medium impact industry zone backs onto Parrearra Lake, development:- (a) provides an attractive address to this <i>waterway</i> ; and (b) does not adversely impact on the amenity of existing or likely future surrounding land uses.	<b>AO30.1</b>	Buildings that have an interface to Parrearra Lake:- (a) are designed to provide a visually appealing and articulated elevation to the lake frontage; and (b) incorporate high quality finishes and utilise a variety of materials (such as brick, painted concrete or masonry and glass).
		<b>AO30.2</b>	The building design and layout locates potential noise sources away from the lake frontage.
		<b>AO30.3</b>	Major openings in buildings and all areas where work may be conducted outside the building are located away from the lake frontage.
		<b>AO30.4</b>	The <i>site</i> is landscaped to present attractively to the lake, with fencing and landscaping used to screen industrial activities from view.
		<b>AO30.5</b>	<i>Low impact industry, service industry and warehouse</i> uses are established on the northern side of Technology Drive and Premier Circuit.

**Table 7.2.14.4.2 Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone**

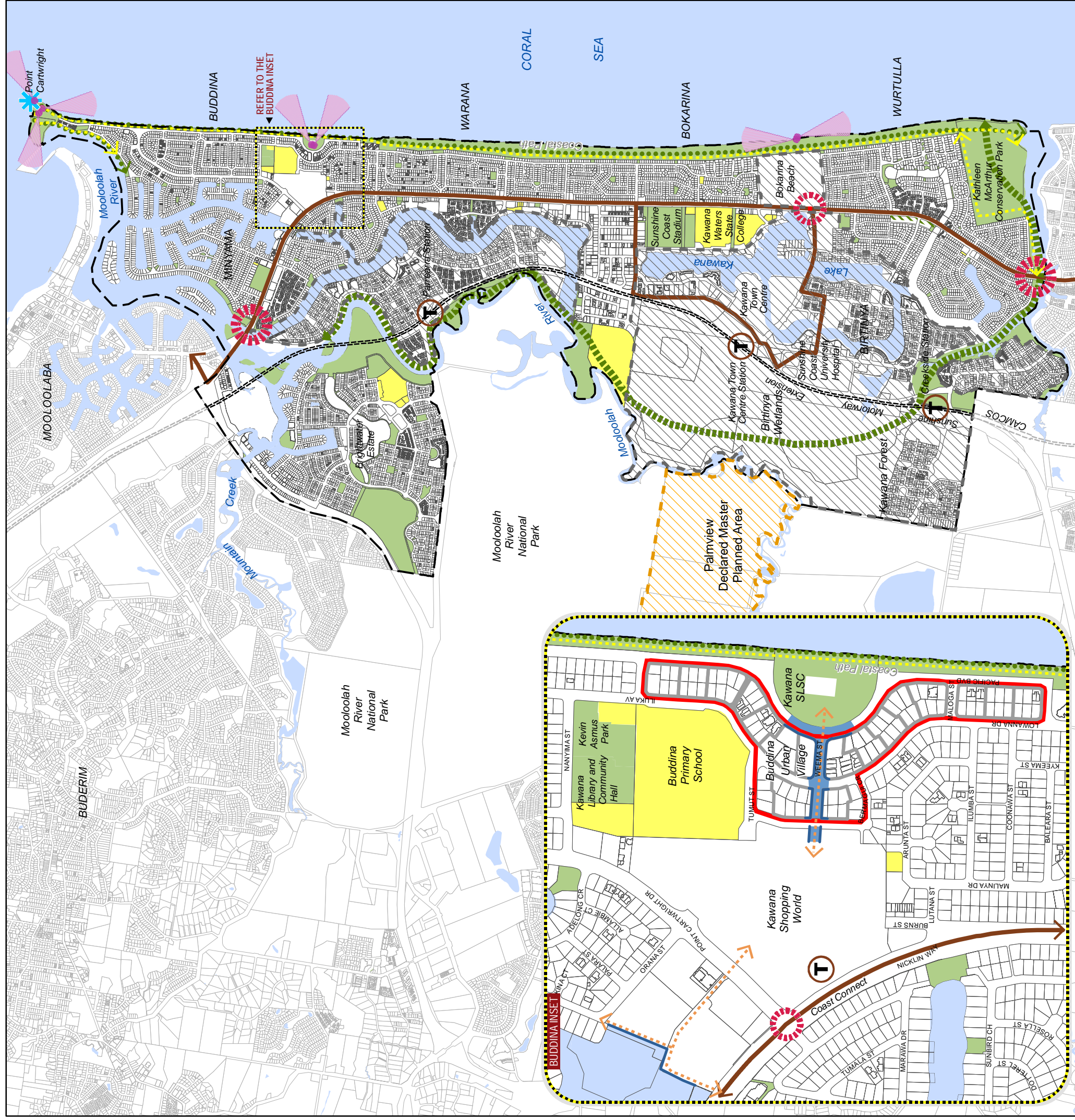
Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>District Centre Zone (Precinct KAW LPP-3 – Nicklin Way North Minyama)</b>	
<b>Residential activities</b>	
(a) <i>Caretaker's accommodation</i> (b) <i>Dual occupancy</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Resort complex</i> (g) <i>Retirement facility</i> (h) <i>Rooming accommodation</i> (i) <i>Short-term accommodation</i>	None
<b>Business activities</b>	
(a) <i>Funeral parlour</i> (b) <i>Health care services</i> (c) <i>Home based business (where other than a high impact home based business activity)</i> (d) <i>Office</i> (e) <i>Sales office</i> (f) <i>Shop (where for a pharmacy)</i>	None
<b>Community activities</b>	
(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>	None
<b>Sport and recreation activities</b>	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Other activities</i>	
(a) <i>Telecommunications facility</i> (where other than a freestanding tower)	None
(b) <i>Utility installation</i> (where a <i>local utility</i> )	





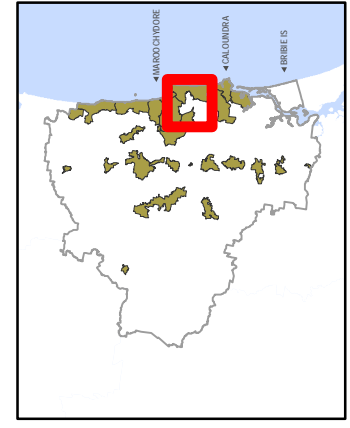


## LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenpace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Greenpace Link
- Gateway/Entry Point
- Landscape Buffer
- Significant View
- Headland
- Through Block Pedestrian/Cycle Linkage
- Coastal Path<sup>Note 4</sup>
- Dedicated Public Transport Corridor (CAMCOS)
- CoastConnect Priority Public Transport Corridor
- Future Transit Hub
- Buddina Urban Village
- Buddina Development Nodes
- Declared Master Planned Area (see Part 10 - Other Plans)
- 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)

0 155 380 760 1,170 1,560  
Metres  
1:36,926

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



## 7.2.15 Kenilworth local plan code

### 7.2.15.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Kenilworth local plan area as shown on Map ZM14 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Kenilworth 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 7.2.15.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.15.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.15A (Kenilworth local plan elements)**.

### 7.2.15.2 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 Kenilworth local plan code.

*The Kenilworth local plan area is located in the far western part of the Sunshine Coast adjacent to the Mary River. The local plan area comprises the small rural town of Kenilworth and adjacent urban and rural residential areas as well as rural land immediately surrounding the town. The local plan area has a land area of approximately 183 hectares.*

*The Kenilworth local plan area is set in a picturesque rural and natural landscape with the Mary River, Kenilworth Bluff and Kenilworth State Forest key features within this landscape setting.*

*Kenilworth is a small rural town providing important business, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of rural communities in and around the Mary River Valley and the significant number of visitors attracted to the area.*

*Kenilworth's character is derived from its picturesque landscape setting, unique heritage, traditional main street and building designs, and laid back 'country town' atmosphere. The town centre focussed on Elizabeth Street offers a variety of shops, cafes, art galleries and other local businesses as well as the heritage listed Kenilworth Hotel. The local plan area also contains the Kenilworth Cheese Factory, an important economic and tourist asset for the town and the region. Adjacent to the cheese factory, the town park provides a valued recreation area for residents and rest area for visitors. Kenilworth retains strong connections with its history, with a number of significant local heritage places contained within the local plan area. The towns' location close to large areas of State Forest and conservation areas means it provides an ideal base for forest related recreation activities.*

*The residential areas of the local plan area are characterised by relatively large urban lots that add to the low density rural character. Detached housing is typically of traditional Queensland style. Further opportunities for urban and rural residential expansion are available within the local plan area and it is intended that these areas are developed in keeping with the rural character of the town.*

*Rural lands within the local plan area are constrained in the east by flooding and in the west by slope and also contribute to the scenic amenity and character of the local plan area.*

*Eumundi-Kenilworth Road, Maleny-Kenilworth Road and Kenilworth-Brooloo Road are major road links within 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.*

### 7.2.15.3 Purpose and overall outcomes

- (1) The purpose of the Kenilworth local plan code is to provide locally relevant planning provisions for the assessment of development within the Kenilworth local plan area.
- (2) The purpose of the Kenilworth local plan code will be achieved through the following overall outcomes:-
  - (a) Kenilworth remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business, employment, residential and rural residential areas is provided for.
  - (b) Urban and rural residential development within the Kenilworth 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 Kenilworth, 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 and built form elements that contribute to the setting, character and identity of the Kenilworth local plan area as a rural town with a strong sense of place and associations with the past.
  - (d) The Kenilworth Town Centre functions as a local (full service) activity centre meeting the convenience needs of the local community and surrounding rural areas and visitors to the area and provides a focus for small scale retail, commercial and community activity. Mixed uses and uses which enhance the “country town” character and rural service role of the town are established within the town centre, such as small scale rural service industries and business incubator uses, as well as small scale tourist facilities and enterprises.
  - (e) The retail and commercial functions of Kenilworth Town Centre are given the opportunity to expand and be enhanced; however the town centre remains compact with any expansion and enhancement limited to land included within the Local centre zone. Residents of Kenilworth continue to rely upon larger centres such as Maleny or Nambour to fulfil higher order business and industry needs.
  - (f) The “country town” feel, traditional built form, heritage and *streetscape* character of the Kenilworth Town Centre is retained and reinforced, with Elizabeth Street enhanced as a wide, attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (g) Industrial development remains small scale and low key and is limited to land included in the Low impact industry zone. Industrial uses which either complement the existing Kenilworth Cheese factory or take advantage of the growing tourist market are established in this zone, along with industrial uses servicing the local community.
  - (h) The interface of industrial land to the Low density residential zone and Rural residential zone is buffered to mitigate impacts and sensitive design and landscaping softens the visual impact of new premises.
  - (i) 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. Building form reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours.
  - (j) Development in the Low density residential zone occurs in a sequenced manner such that land closest to the town centre is developed first in order to ensure urban expansion occurs in accordance with the efficient and cost effective extension of *infrastructure*.
  - (k) 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.
  - (l) Significant *vegetation*, particularly adjacent to the Mary River, is protected as an important part of the environment and local character of Kenilworth.

## 7.2.15.4 Performance outcomes and acceptable outcomes

Table 7.2.15.4.1 Performance outcomes and acceptable outcomes for assessable development

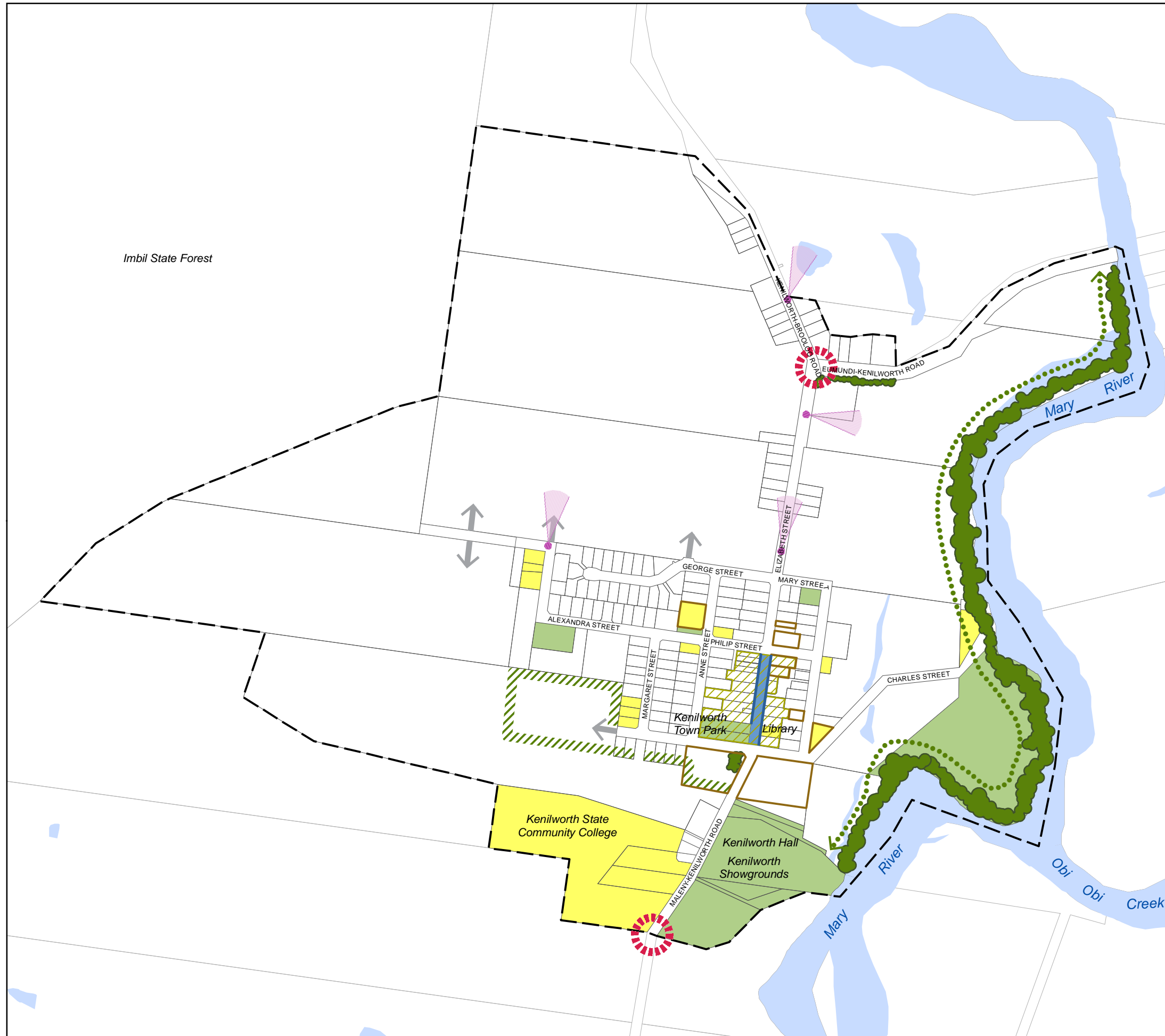
Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kenilworth Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of Kenilworth in terms of scale, siting, 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 local 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 use 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 setting, character and sense of place of Kenilworth.	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 sight lines to Kenilworth Bluff, Kenilworth State Forest and other views to surrounding rural and natural areas identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character of the local area including:- (a) native <i>vegetation</i> adjacent to the Mary River; and (b) other character <i>vegetation</i> identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> .  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 that reflect and enhance the sense of entry to, and the rural town character of, Kenilworth.	AO3.1	Development adjacent to identified gateway/entry points where identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> provides for rural and semi rural uses and activities which retain the open rural landscape character of the local plan area.
		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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	Rural land between Kenilworth State School and the urban growth management boundary is retained for rural purposes in order to:- (a) provide a buffer between existing and future industrial uses and the school; and (b) preserve the strong sense of connection with the rural landscape and intimate rural character of the town.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	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> .	<b>AO5</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO6</b>	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Kenilworth'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.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Kenilworth; (b) addresses the street; (c) complements the fine grain and traditional built form and <i>streetscape</i> of Elizabeth Street; (d) uses traditional building materials; and (e) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	<b>AO7</b>	Development in the Local centre zone:- (a) provides for Elizabeth Street to be established and maintained as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> ; (d) has a maximum <i>plot ratio</i> of 1:1; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative 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) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street; (h) uses understated colour schemes

Performance Outcomes		Acceptable Outcomes	
			<p>and low-reflective roofing and cladding materials;</p> <p>(i) ensures that signage is integrated with the building;</p> <p>(j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(k) provides for on-site car parking at the rear or to one-side of the development.</p>
<b>Development in the Low Impact Industry Zone</b>			
<b>PO8</b>	Development in the Low impact industry zone provides for sensitive design and landscaping that effectively buffers the development from adjoining sensitive uses and softens the visual impact of new premises, particularly when viewed from the school, Maleny-Kenilworth Road, the town centre and adjoining residential and rural residential zoned land.	<b>AO8</b>	Development provides for a minimum 3 metre wide densely planted <i>landscape buffer</i> to be provided along the full length of any <i>site</i> boundary adjoining an existing residential use or land included in the Low density residential zone, Rural residential zone, Rural zone or Community facilities zone, as identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> .
<b>Development in the Low Density Residential Zone and Rural Residential Zone</b>			
<b>PO9</b>	Development in the Low density residential zone occurs in a sequenced and integrated manner such that land closest to the town centre is developed first.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development 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 Kenilworth; and (b) provides for the safe and effective treatment and disposal of effluent on-site, where applicable.	<p><b>AO10.1</b></p> <p><b>AO10.2</b></p> <p><b>AO10.3</b></p> <p><b>AO10.4</b></p>	<p>Development for reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 800m<sup>2</sup> in area.</p> <p>Development for reconfiguring a lot in the Rural residential zone provides for lots which are a minimum of 8,000m<sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.</p> <p>Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets, including as indicated on <b>Figure 7.2.15A (Kenilworth local plan elements)</b>.</p> <p>Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.</p>
<b>PO11</b>	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) is designed to sensitively respond to site characteristics; (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; and (c) provides an open feel and transition between the town and adjoining rural areas.	<b>AO11</b>	Reconfiguring a lot:- (a) provides for a subdivision layout which minimises the extent of cut and fill required on new lots and the scarring of the landscape; (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links including as indicated on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> ; and (c) provides for larger lot sizes adjoining land in the Rural zone.

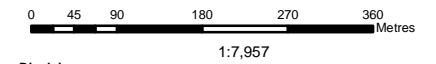






- LEGEND**
- Local Plan Area Boundary
  - Waterway<sup>Note 1</sup>
  - Primary Active Street Frontage
  - Primary Streetscape Treatment Area
  - Greenspace<sup>Note 1</sup>
  - Community Activity/Facility<sup>Note 1</sup>
  - Greenspace Link
  - Character Vegetation
  - Landscape Buffer
  - Gateway/Entry Point
  - Heritage Place<sup>Note 2</sup>
  - Neighbourhood Character Area<sup>Note 2</sup>
  - Significant View
  - Indicative Road Linkage/Access Point

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



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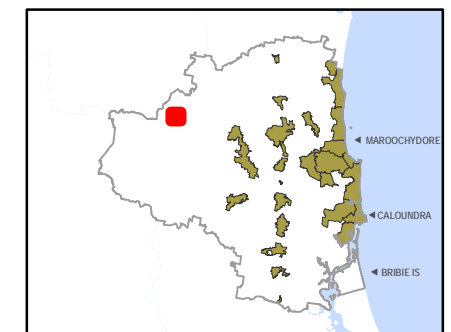


Figure 7.2.15A  
(Kenilworth Local Plan Elements)



## 7.2.16 Landsborough local plan code

### 7.2.16.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Landsborough 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 7.2.16.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

### 7.2.16.2 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 Landsborough local plan code.

*The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately 880 hectares.*

*Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of heritage places as well as two character areas comprising groups of buildings indicative of early 20<sup>th</sup> century building styles.*

*Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.*

*The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.*

*Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.*

*A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m<sup>2</sup> or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.*

*Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.*

The North Coast Rail Line, which bisects the local plan area, is proposed to be realigned and duplicated. As part of the planned upgrade, provision has been made for a grade separated crossing at Gympie Street North.

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

### 7.2.16.3 Purpose and overall outcomes

- (1) The purpose of the Landsborough local plan code is to provide locally relevant planning provisions for the assessment of development within the Landsborough local plan area.
- (2) The purpose of the Landsborough local plan code will be achieved through the following overall outcomes:-
  - (a) Landsborough remains a small rural town with a visible heritage character, primarily servicing the local needs of the immediately surrounding urban, rural residential and rural community.
  - (b) Development for urban and rural residential purposes within the Landsborough local plan area is limited to land within the urban and rural residential growth management boundaries respectively to protect and reinforce the character and identity of Landsborough, provide for the efficient provision of *infrastructure* and services and to avoid constrained land that is generally unsuitable for urban and rural residential development.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting and identity of Landsborough as a rural town with a strong sense of place and associations with the past.
  - (d) Development for business uses is contained within the Local centre zone and contributes to Landsborough town centre's role as a local (full service) activity centre providing a wide range of convenience goods and services to service Landsborough and immediately surrounding rural residential and rural communities.
  - (e) Development in the Local centre zone protects the traditional built form, heritage and *streetscape* character of Landsborough. Development in Cribb Street enhances the traditional main street of Landsborough with active street *frontages*, traditional built form and improved streetscaping and landscaping. Development in Maleny Street reflects this street's role as a gateway to the Blackall Range with active street *frontages*, traditional built form and enhanced *streetscape* and landscaping.
  - (f) Development in the Specialised centre zone along Caloundra Street provides a range of larger format retail and business uses which are of a scale that is compatible with the rural town character and local activity centre role of Landsborough.
  - (g) Development in the Medium impact industry zone remains small scale and low key and is limited to land included in the Medium impact industry zone to the east of the rail line. This area develops as an integrated industrial estate with high quality buildings and landscaped grounds, particularly where fronting Caloundra Street. The northern interface to land in the Low density residential zone is sensitively treated and buffered to mitigate impacts.
  - (h) Development in the Low density residential zone is sympathetic to the traditional character and identity of established low density residential areas in Landsborough.
  - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density accommodation types that are compatible in scale and design with the rural town setting. Such accommodation provides a high standard of architectural design to complement the traditional built form character of Landsborough.
  - (j) The rendering plant operation located immediately to the south of Mellum Creek operates in accordance with existing approvals. If the rendering plant ceases operation, the preferred future use of the *site* is for residential development which contributes to residential choice in Landsborough, sensitively responds to site constraints and provides for direct pedestrian and cycle connections across Mellum Creek to the town centre.

- (k) 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 the key destinations within the local plan area.
- (l) Development does not compromise or adversely impact upon the existing transit hub and the North Coast Rail Line, including the planned realignment and duplication of the rail line and the possible future provision of a grade separated crossing within the local plan area.

## 7.2.16.4 Performance outcomes and acceptable outcomes

**Table 7.2.16.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Landsborough 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 character of Landsborough 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.  Note—The Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.
		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 reflect 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 setting, character and sense of place of Landsborough.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important sight lines to Mount Mellum, the Blackall Range and other views to surrounding rural and natural areas, including the significant views identified on Figure 7.2.16A (Landsborough 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, setting and <i>streetscape</i> character of Landsborough including:- (a) riparian <i>vegetation</i> adjacent to Mellum Creek, Little Rocky Creek, Addlington Creek and tributaries; (b) mature eucalypts within Pioneer Park and along Caloundra Street, which frame the eastern entry to the

Performance Outcomes		Acceptable Outcomes	
			<p>town; and</p> <p>(c) other character <i>vegetation</i> identified on <b>Figure 7.2.16A (Landsborough local plan elements)</b>.</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 gateways and coherent <i>streetscapes</i> to enhance the rural town character of, and sense of entry and arrival to, Landsborough.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point identified on <b>Figure 7.2.16A (Landsborough local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Landsborough and emphasise corner locations.
		AO3.2	<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—<b>Section 9.4.2 (Landscape code)</b> 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 sites fronting the northern side of Caloundra Street between the rail line and Steve Irwin Way provides for a range of well-designed buildings complemented by attractive landscape treatment that enhances Caloundra Street as the main entrance into Landsborough from Steve Irwin Way.	AO4.1	Development provides a landscaped <i>buffer</i> strip at least 3 metres in width to the Caloundra Street <i>frontage</i> to complement existing <i>vegetation</i> in the Caloundra Street road reserve.
		AO4.2	<p>Development incorporates architectural elements, building forms and landscaping with:-</p> <p>(a) building facades contributing to established proportion and scale (including sky-lining and silhouette) along Caloundra Street;</p> <p>(b) front facades exhibiting additional modelling and detailing, with major windows and building openings addressing the street <i>frontage</i>;</p> <p>(c) individual built structures close to the street having a maximum front wall length of 50% of the length of the front boundary;</p> <p>(d) buildings <i>setback</i> a minimum of 3 metres from the front boundary to allow for incorporation of awnings and verandahs;</p> <p>(e) building articulation, roof overhangs, pedestrian shelters, awnings and verandahs incorporated to provide visual interest, shade and to create</p>

Performance Outcomes		Acceptable Outcomes	
			<p>facade shadow;</p> <p>(f) industrial entrances (e.g. roller doors) orientated “side-on” away from the street; and</p> <p>(g) car parking areas provided between buildings in discrete, well-screened and shaded areas.</p> <p>Note—<b>Figure 7.2.16B (Design principles for development fronting the northern side of Caloundra Street)</b> illustrates application of some of the above design principles for development fronting the northern side of Caloundra Street.</p> <p>Note—the <b>Planning Scheme Policy for Landsborough (urban design guidelines)</b> provides further guidance in relation to the achievement of urban design outcomes for development in Landsborough.</p>
<b>PO5</b>	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<b>AO5</b>	<p>Development provides safe, comfortable and attractive through block pedestrian linkages where identified on <b>Figure 7.2.16A (Landsborough local plan elements)</b>.</p>
<b>PO6</b>	<p>Development on land with frontage to Mellum Creek, Little Rocky Creek, Addlington Creek, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.16A (Landsborough local plan elements)</b>, facilitates the provision of the local ecological linkage.</p>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Editor’s Note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO7</b>	<p>Development does not compromise the provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Steve Irwin Way and other <i>major roads</i>;</p> <p>(b) the existing transit hub centred around Landsborough station; and</p> <p>(c) the proposed realignment and duplication of the North Coast Rail Line, including any associated road upgrades and overpasses.</p>	<b>AO7</b>	<p>No acceptable outcome provided.</p>
<b>Development in the Local Centre Zone</b>			
<b>PO8</b>	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Landsborough town centre’s role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of convenience goods and services to the urban area of Landsborough and immediately surrounding rural residential and rural communities.</p>	<b>AO8</b>	<p>No acceptable outcome provided.</p>
<b>PO9</b>	<p>Development in the Local centre zone:-</p>	<b>AO9</b>	<p>Development in the Local centre zone:-</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(a) protects and is sympathetic to the traditional rural town character and identity of Landsborough;</li> <li>(b) complements the traditional built form and <i>streetscape</i>;</li> <li>(c) addresses the street;</li> <li>(d) creates vibrant and active streets and public spaces;</li> <li>(e) provides continuous weather protection for pedestrians;</li> <li>(f) uses traditional building materials; and</li> <li>(g) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.</li> </ul>		<ul style="list-style-type: none"> <li>(a) provides <i>primary active street frontages</i>, built to the front boundary where identified on <b>Figure 7.2.16A (Landsborough local plan elements)</b>;</li> <li>(b) is designed to respect the layout, scale (including height and <i>setback</i>) and character of existing buildings;</li> <li>(c) provides continuous all-weather protection in the form of awnings and/or light verandah structures with decorative 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;</li> <li>(d) provides for a mixture of original lowset timber framed buildings and compatible new buildings;</li> <li>(e) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street;</li> <li>(f) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade;</li> <li>(g) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies;</li> <li>(h) uses traditional building materials (timber cladding and corrugated iron roofing);</li> <li>(i) uses understated colour schemes and low-reflective roofing and cladding materials;</li> <li>(j) ensures that signage is integrated with the building;</li> <li>(k) locates on-site car parking at the rear or to one side of the development; and</li> <li>(l) provides pedestrian routes from rear car parking areas to the street.</li> </ul> <p>Note—<b>Figure 7.2.16C (Design principles for development in Landsborough’s Local centre zone)</b> illustrates application of some of the above design principles for development in Landsborough’s Local centre zone.</p> <p>Note—the <b>Planning Scheme Policy for Landsborough (urban design guidelines)</b> provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.</p>
<b>Development in the Specialised Centre Zone</b>			
<b>PO10</b>	Development in the Specialised Centre zone is limited in scale and intensity to ensure that such development is compatible with Landsborough’s role and function as a local activity centre and does not compete with higher order centres, including Beerwah.	<b>AO10.1</b>	Development in the Specialised centre zone accommodates larger format business uses that are not suited or capable of being located in Landsborough’s Local centre zone.
		<b>AO10.2</b>	Development in the Specialised centre zone provides for individual buildings not to exceed a <i>gross leasable floor area</i> of 450m <sup>2</sup> .

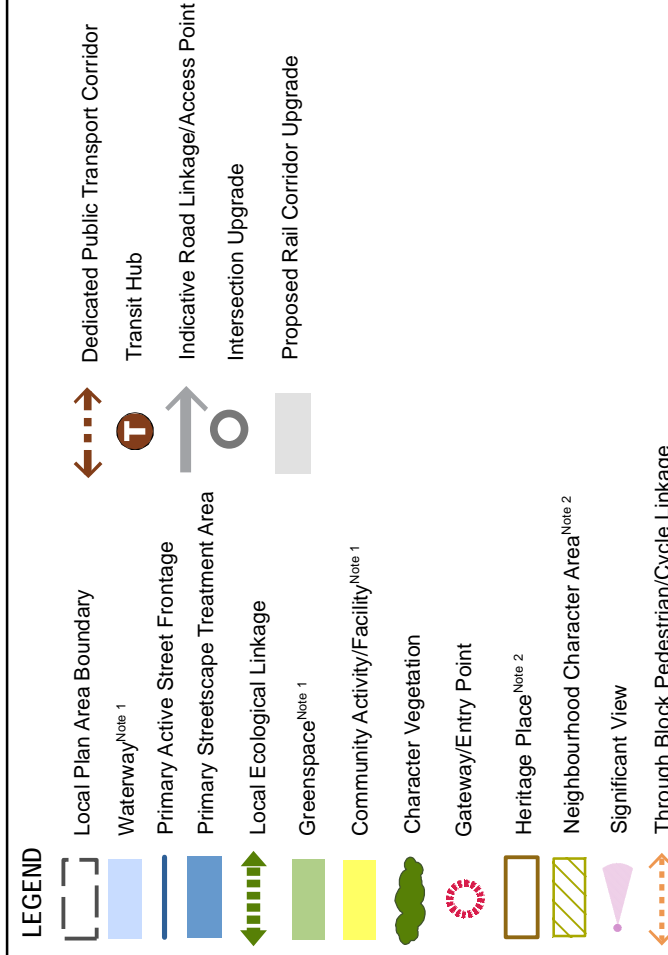
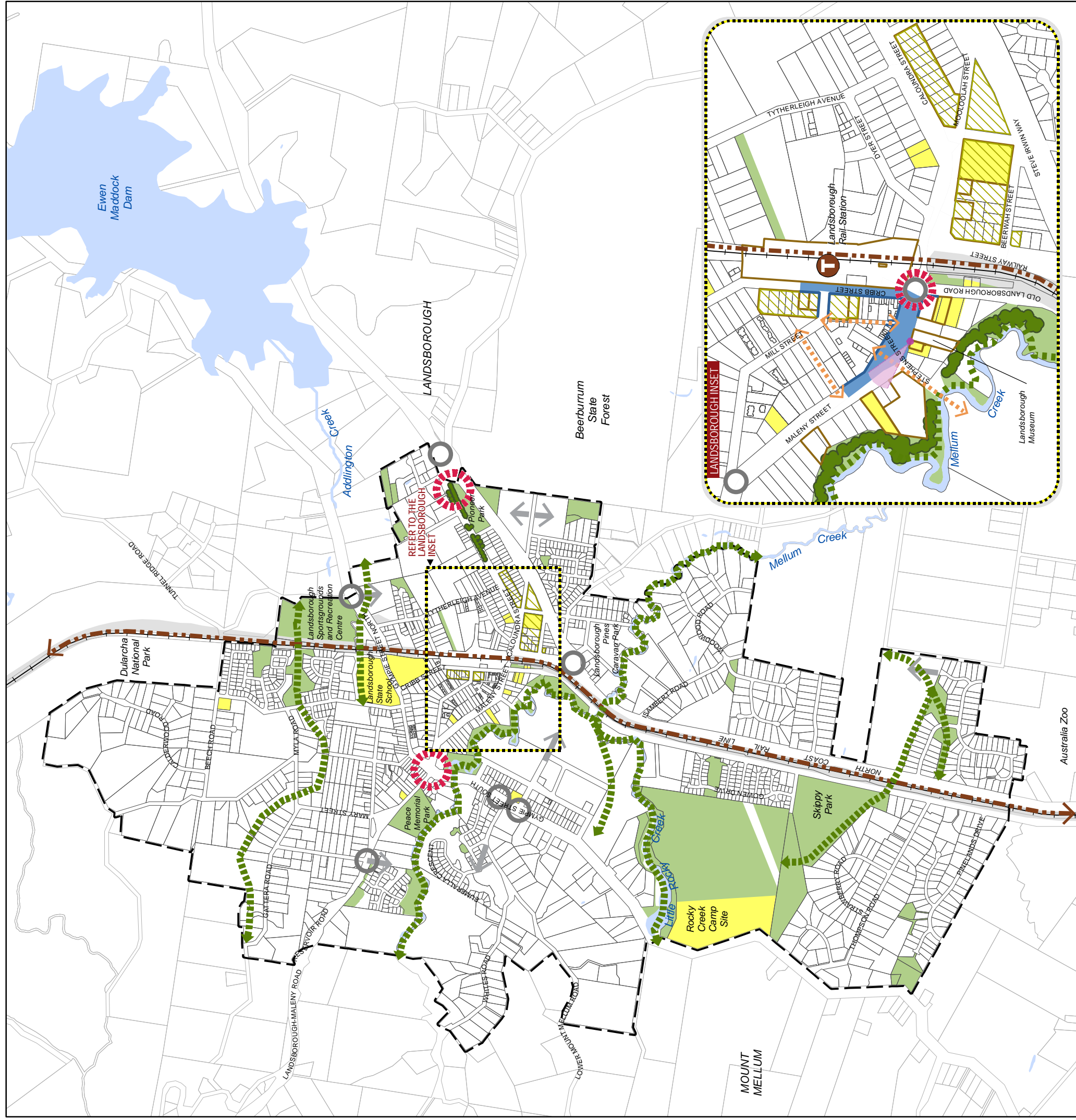


Performance Outcomes		Acceptable Outcomes	
<i>Development in the Medium Impact Industry Zone</i>			
PO11	Development in the Medium impact industry zone:- (a) protects the amenity of adjacent residential areas; (b) protects water quality and other local environmental values; (c) ensures that the design, colours and finishes of buildings and structures are provided to a high standard; and (d) provides efficient and safe access.	AO11.1	The layout and design of development in the Medium impact industry zone:- (a) provides acoustic and visual buffering to the adjacent Low density residential zone; and (b) provides a total site stormwater management solution which protects the water quality of Ewen Maddock Dam and Pumicestone Passage catchments.
		AO11.2	Development incorporates a high standard of design with:- (a) ancillary office and display components of development located towards the front of sites; (b) car parking areas located between or behind buildings with linkages provided to adjacent sites; (c) the front facade of buildings exhibiting greater design interest, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and (d) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of the adjoining Low density residential zone.  Note—Figure 7.2.16D (Design principles for development in Landsborough’s Medium impact industry zone) illustrates application of some of the above design principles for development in Landsborough’s Medium impact industry zone.  Note—the Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.
		AO11.3	Development:- (a) provides safe and efficient access (including access to Tytherleigh Avenue and east/west connections); and (b) rationalises direct access to Caloundra Street through shared access arrangements.
<i>Development in the Low Density Residential Zone Generally</i>			
PO12	Development in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the traditional character and identity of established residential areas in Landsborough.	AO12	Development for reconfiguring a lot in the Low density residential zone provides for larger lot sizes (as specified in AO13.1 and AO14.1 below), a grid pattern of streets, connectivity for pedestrians, open streetscape and mature street trees.
<i>Development in the Low Density Residential Zone in Precinct LAN LPP-1 (Landsborough Town West)</i>			
PO13	Reconfiguring a lot in the Low density residential zone in Precinct LAN LPP-1 (Landsborough Town West) identified	AO13.1	Reconfiguring a lot provides for lots which have a minimum area of 750m <sup>2</sup> .

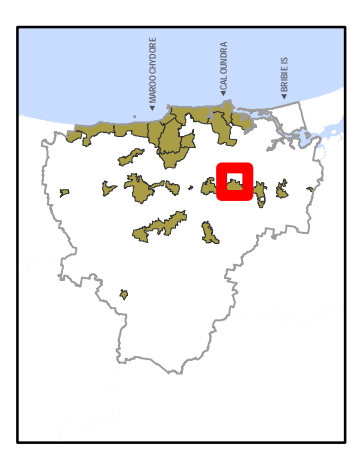
Performance Outcomes		Acceptable Outcomes	
	<p>on <b>Local Plan Map LPM42:-</b></p> <p>(a) maintains the low density residential character of the area;</p> <p>(b) provides for a transition of lot sizes to surrounding rural residential areas;</p> <p>(c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i>;</p> <p>(d) protects the visual amenity of Landsborough-Maleny Road as a scenic route;</p> <p>(e) provides for appropriate pedestrian and cycle links; and</p> <p>(f) provides for road and intersection upgrades.</p>	<p><b>AO13.2</b></p> <p><b>AO13.3</b></p> <p><b>AO13.4</b></p> <p><b>AO13.5</b></p> <p><b>AO13.6</b></p> <p><b>AO13.7</b></p>	<p>Reconfiguring a lot incorporates larger lots adjacent to Lower Mount Mellum Road, Whites Road and along the western boundary of Precinct LAN LPP-1 (Landsborough Town West).</p> <p>Reconfiguring a lot provides for the protection of significant <i>vegetation</i> adjacent to Mellum Creek and Landsborough-Maleny Road.</p> <p>In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek.</p> <p>A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road.</p> <p>Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre.</p> <p>Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.</p>
<b>Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)</b>			
<b>PO14</b>	<p>Reconfiguring a lot in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on <b>Local Plan Map LPM42:-</b></p> <p>(a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; and</p> <p>(b) provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre.</p>	<p><b>AO14.1</b></p> <p><b>AO14.2</b></p>	<p>Reconfiguring a lot maintains a minimum lot size of:-</p> <p>(a) 1,000m<sup>2</sup> on land between Toorbul Street and Forestdale Road; and</p> <p>(b) 650m<sup>2</sup> elsewhere in Precinct LAN LPP-2 (Landsborough Town East).</p> <p>Reconfiguring a lot contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre.</p>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO15</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to the rural town character of Landsborough;</p> <p>(c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development;</p> <p>(d) provides for building form that reflects the traditional Queensland style;</p> <p>(e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>.</p>	<p><b>AO15.1</b></p> <p><b>AO15.2</b></p>	<p>For a <i>multiple dwelling</i>, the development site has an area of at least 1,000m<sup>2</sup>.</p> <p>Development within the Medium density residential zone:-</p> <p>(a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;</p> <p>(b) provides for a building form which reflects the traditional Queensland style and incorporates front facades and building elements including wall articulation, pitched roof forms, roof overhangs, verandahs and prominent entry treatments; and</p> <p>(c) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken-up and do not dominate the <i>streetscape</i>.</p>

Performance Outcomes		Acceptable Outcomes	
			Note—Figure 7.2.16E (Design principles for development in Landsborough’s Medium density residential zone) illustrates application of some of the above design principles for development in Landsborough’s Medium density residential zone.
<b>Development in the Emerging Community Zone (Lot 2 RP208083, Coolum Street)</b>			
<b>PO16</b>	Development in the Emerging community zone on Lot 2 RP208083:- (a) provides for medium density residential uses that contribute to housing choice in Landsborough; (b) rehabilitates and remediates any contaminated land; (c) provides appropriate riparian buffers to Mellum Creek, protects adjoining riparian <i>vegetation</i> and avoids flood prone land; (d) in addition to any parkland dedication, provides a local ecological linkage and open space corridor along Mellum Creek; (e) provides an environmentally sensitive pedestrian and cycle link along the southern side of Mellum Creek; (f) provides a direct pedestrian and cycle link across Mellum Creek to Landsborough’s town centre; and (g) provides efficient, safe and convenient vehicle access via Gympie Street South.	<b>AO16</b>	No acceptable outcome provided.





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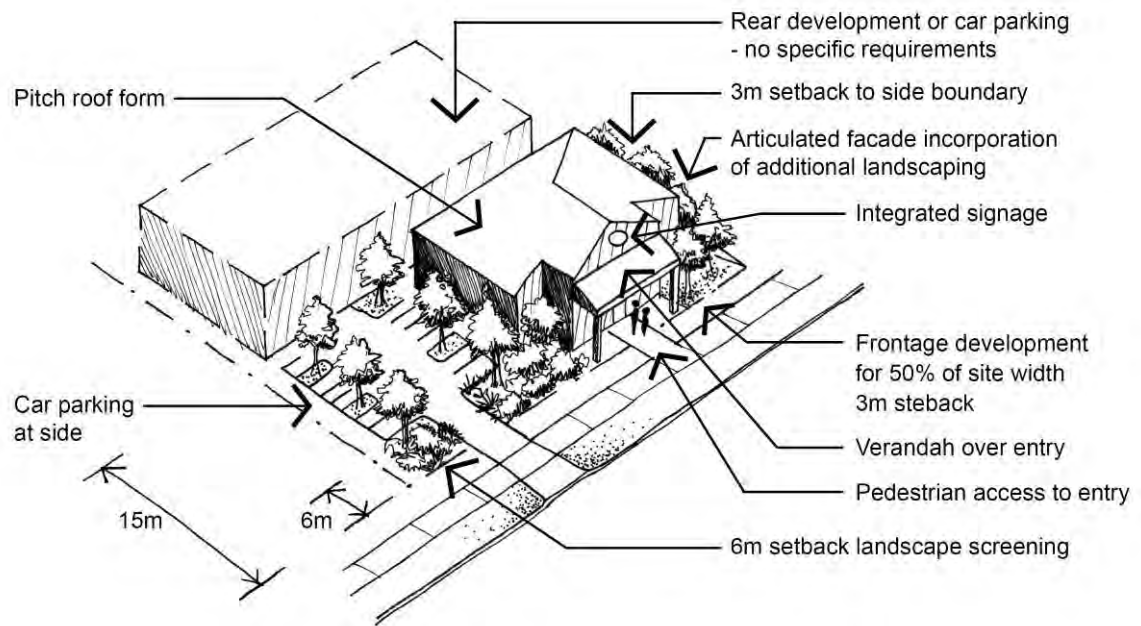


Note 1: For contextual purposes only.  
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

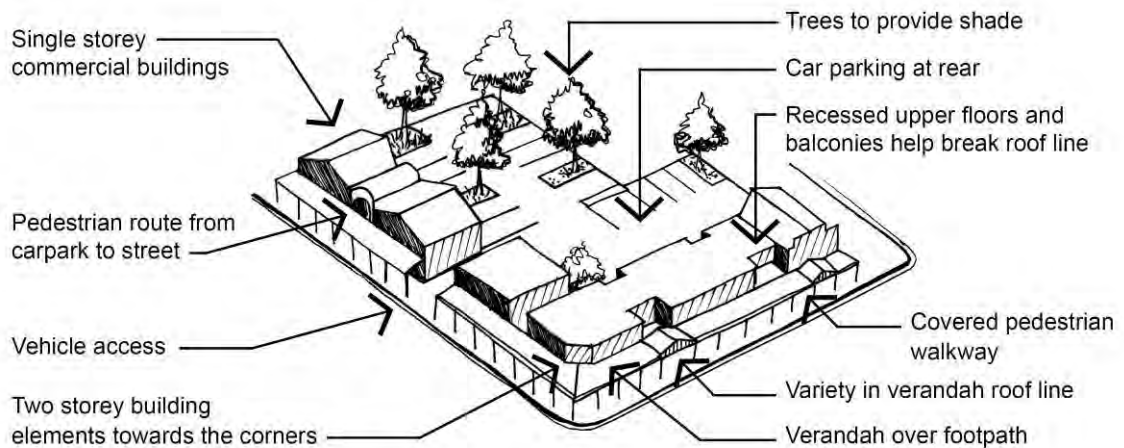
Figure 7.2.16A (Landsborough Local Plan Elements)



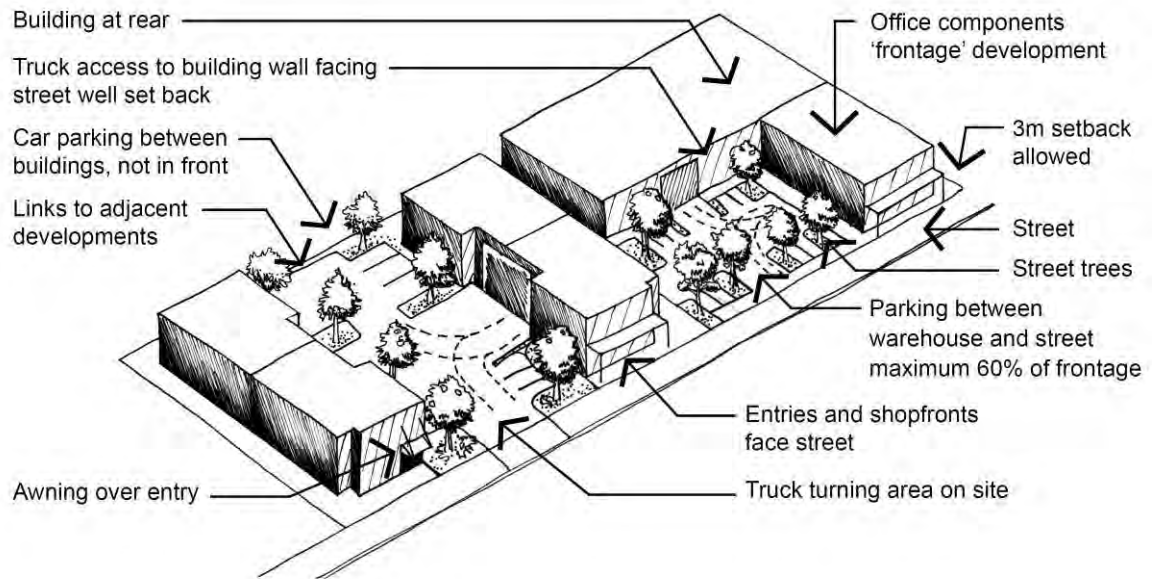
**Figure 7.2.16B Design principles for development fronting the northern side of Caloundra Street**



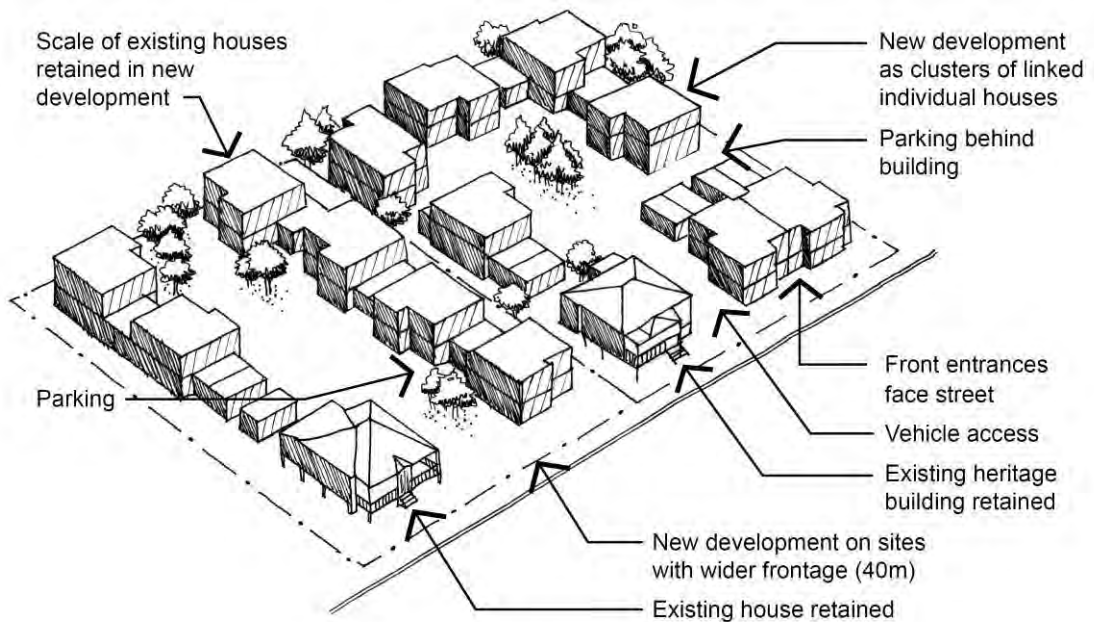
**Figure 7.2.16C Design principles for development in Landsborough's Local centre zone**



**Figure 7.2.16D Design principles for development in Landsborough's Medium impact industry zone**



**Figure 7.2.16E Design principles for development in Landsborough's Medium density residential zone**





## 7.2.17 Maleny local plan code

### 7.2.17.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Maleny local plan area as shown on Map ZM39 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Maleny 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 7.2.17.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.17.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.17A (Maleny local plan elements)**.

### 7.2.17.2 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 Maleny local plan code.

*The Maleny local plan area is located in the south western part of the Sunshine Coast on the Maleny Plateau, which forms part of the Blackall Range. The local plan area includes Maleny's town centre and surrounding urban and rural residential areas. The local plan area has a land area of approximately 860 hectares.*

*The local plan area is characterised by variable topography with the northern parts having moderate to steep slopes. Obi Obi Creek, which flows to Lake Baroon, traverses the local plan area and is subject to periodic flooding. The local plan area has largely been cleared of native vegetation for urban and rural purposes. Isolated pockets of remnant vegetation remain, predominantly along Obi Obi Creek.*

*Maleny is an attractive rural town providing important district level business, community, social, and recreational facilities to service the needs of its resident population as well as the needs of surrounding rural communities and visitors to the area. Maleny is characterised by its rural setting, traditional streetscape and wide range of dining, cultural and artistic experiences, which make the town a popular destination for visitors to the region.*

*A small scale industrial area located off Lawyer Street complements the business centre and accommodates a limited range of low impact and local service industries.*

*The local plan area includes a range of community facilities and sport and recreation areas including a State primary school, State high school, public hospital, showgrounds, public library, emergency services and community halls. The Maleny Community Precinct located to the east of the business centre and north of Obi Obi Creek, which is being progressively developed in accordance with a master plan, will further diversify the range of community, sport and recreation and open space facilities in the local plan area including a golf course, aquatic centre, sports fields, open space and ecological parkland.*

*Existing urban residential development in the local plan area is characterised by predominantly low density housing surrounding the town centre, with some medium density housing immediately to the north of the centre. The local plan area also contains two large rural residential areas located to the south and north-east of the town centre.*

*The principal road link extending through the local plan area is via Maple Street, Beech Street and Macadamia Drive which connect Landsborough-Maleny Road to Maleny-Kenilworth Road. Public transport in the local plan area is currently limited; however, improvements are being made to further service the area.*

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

### 7.2.17.3 Purpose and overall outcomes

- (1) The purpose of the Maleny local plan code is to provide locally relevant planning provisions for the assessment of development within the Maleny local plan area.
- (2) The purpose of the Maleny local plan code will be achieved through the following overall outcomes:-
  - (a) Maleny remains a moderate-sized rural town with a distinct heritage character, primarily servicing the needs of surrounding urban, rural residential and rural communities in the southern Sunshine Coast hinterland west of the Blackall Range escarpment.
  - (b) Urban and rural residential development within the Maleny local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the identity of Maleny, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape values and productivity of surrounding rural lands.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the setting, character and identity of Maleny as a rural town with a strong sense of place and associations with the past.
  - (d) Development provides for the retail and commercial functions of Maleny Town Centre to expand and be enhanced. Development in the District centre zone supports the role and function of Maleny as a district activity centre meeting the needs of the local community and surrounding rural and rural residential areas along with the needs of tourists and travellers. The town centre remains compact, with any further development or expansion of business uses contained to land included within the District centre zone. Mixed uses and uses which enhance the rural town character and rural service centre role of the town are encouraged.
  - (e) Retail and commercial uses which rely predominantly on pedestrian trade are located on land adjoining Maple Street. A mix of other business, community, residential and recreational uses are located within the District centre zone on land adjoining Coral Street and Bicentenary Lane. No new large floor plate retail uses are intended to be established in the Maleny Town Centre.
  - (f) Development in the Low impact industry zone provides for minor expansion of the existing Lawyer Street industry area to accommodate the towns's immediate industry needs, such as small scale low-impact and service industries. This area provides a low key but high quality industrial area with an attractive street front address. The interface to adjacent land included in the Low density residential zone is sensitively treated to ensure impacts on existing and future residential development are mitigated.
  - (g) Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Maleny typified by low rise detached housing on relatively large lots. Building form reflects the traditional Queensland style through the use of timber, pitched roofs, verandahs and subdued colour schemes. Development in the zone provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Reconfiguring a lot in Precinct MAL LPP-2 (Maleny West) provides a transition between the township and rural lands through larger lots than the minimum lot size specified for the Low density residential zone in other parts of the local plan area.
  - (h) Development in the Medium density residential zone is of a scale, density and design which is complementary to a rural town setting and sensitively responds to site constraints. Further development on the Erowal aged care facility site provides for a range of *retirement facilities* with a building form and design compatible with the semi-rural setting and character of the area.
  - (i) Reconfiguring a lot in the Rural residential zone maintains the rural living character of the zone with an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Minimum lot sizes are consistent with the prevailing subdivision pattern in the area, sensitively respond to site constraints and provide for the satisfactory on-site treatment and disposal of effluent.
  - (j) The Maleny Community Precinct (Precinct MAL LPP-1) is progressively developed in accordance with the adopted Maleny Community Precinct Master Plan and allocated land use zones, as an integrated area of open space comprising parkland, sport and recreation facilities, community facilities and land for environmental protection and rehabilitation

purposes. Limited and sensitively designed residential development occurs in the Maleny Community Precinct to support and complement the provision of community facilities and open space assets on the *site*.

- (k) Development in the local plan area is supported by a network of interconnected open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations and facilities within the local plan area.
- (l) Development provides for retention and enhancement of riparian *vegetation* along Obi Obi Creek, Walkers Creek and other *waterways* that traverse the local plan area.
- (m) Development provides for required improvements to the local road network including new road links to improve local connectivity and intersection upgrades.

## 7.2.17.4 Performance outcomes and acceptable outcomes

**Table 7.2.17.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maleny Local Plan Area Generally (All Zones)</i>			
PO1	Development is consistent with and reflects and enhances the traditional rural town character of Maleny 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 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.
		AO1.4	Development with <i>frontage</i> to Maple Street, Bunya Street, Miva Street, Tulip Street, Coral Street and Beech Street maintains the traditional character evident in both the District centre zone and surrounding residential areas.
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 Maleny.	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 views to surrounding rural and natural areas identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of Maleny including:- (a) riparian <i>vegetation</i> along Obi Obi Creek and Walkers Creek; (b) Porter's wood; and

Performance Outcomes		Acceptable Outcomes	
			<p>(c) other character <i>vegetation</i> identified on <b>Figure 7.2.17A (Maleny local plan elements)</b>.</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>
<b>PO3</b>	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, Maleny.	<b>AO3.1</b>	Development adjacent to the primary streetscape treatment area or an identified gateway/entry point identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Maleny, and emphasise corner locations.
		<b>AO3.2</b>	<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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	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.	<b>AO4</b>	Development provides safe, comfortable and attractive through block pedestrian linkages where identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> .
<b>PO5</b>	Development improves local connectivity by providing for required improvements to the local road network including new road links and intersection upgrades as identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> .	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development in the Maleny local plan area contributes to a network of linked open space.	<b>AO6</b>	Development provides for an interconnected open space system that links with a series of linear parks along Obi Obi Creek and Walkers Creek.
<b>PO7</b>	Development on land with frontage to Obi Obi Creek and Walkers Creek, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.17A (Maleny local plan elements)</b> ,	<b>AO7</b>	<p>No acceptable outcome provided.</p> <p>Editor's Note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>

Performance Outcomes		Acceptable Outcomes	
	facilitates the provision of the local ecological linkage.		
<b>PO8</b>	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> .	<b>AO8</b>	No acceptable outcome provided.
<b>Development in the District Centre Zone</b>			
<b>PO9</b>	Development in the District centre zone:- (a) complements the traditional built form and <i>streetscape</i> character of Maleny's town centre; (b) reinforces the rural town, main street character of Maple Street; (c) addresses the street; (d) creates vibrant and active streets and public spaces; (e) uses traditional building materials; (f) limits and rationalises direct vehicle access from Maple Street and Bunya Street and provides integrated and functional parking arrangements that do not dominate the street; and (g) enhances pedestrian comfort and connectivity within the town centre.	<b>AO9.1</b>	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> ; (b) respects the layout, scale (including height and <i>setback</i> ) and character of existing buildings; (c) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (d) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (e) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (f) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (g) uses understated colour schemes and low-reflective roofing and cladding materials; (h) ensures that signage is integrated with the building; (i) provides mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (j) includes the provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; (k) provides for vehicle access to be via streets other than Maple or Bunya Streets; and (l) provides for on-site car parking to be located at the rear or to one side of the development.
		<b>AO9.2</b>	In addition to acceptable outcome AO9.1 above, development in that part of the District centre zone fronting Maple Street:- (a) provides building facades which, on the northern side of Maple Street, occupy a minimum of 60% of the width of the <i>site</i> and, on the southern side of Maple Street, occupy a minimum of 80% of the width of the <i>site</i> ; (b) provides continuous pedestrian weather protection over the street

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(c) which key into adjoining awnings; incorporates other elements of traditional main street design including verandah posts that are decorative and non-load bearing, cut-out facades, exposed gables, dormer windows and timber joinery;</li> <li>(d) provides for pedestrian linkages between Maple Street and Bicentenary and Willow Lanes; and</li> <li>(e) is a mainly single storey facade.</li> </ul>
<b>PO10</b>	Development does not provide for the establishment of any additional large floor plate retail uses.	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Low Impact Industry Zone</b>			
<b>PO11</b>	<p>Development in the Low impact industry zone provides:-</p> <ul style="list-style-type: none"> <li>(a) attractive buildings which are sympathetic to Maleny's rural town character and identity;</li> <li>(b) safe and efficient access to the local road network;</li> <li>(c) acoustic attenuation and visual buffering to adjacent land zoned for residential purposes; and</li> <li>(d) stormwater drainage that protects the water quality of Obi Obi Creek and Baroon Pocket Dam.</li> </ul>	<b>AO11</b>	<p>The layout and design of industrial development in the Low impact industry zone provides:-</p> <ul style="list-style-type: none"> <li>(a) buildings with an attractive streetfront address and muted colour schemes reflecting predominantly natural and earthy tones;</li> <li>(b) safe and efficient vehicle access from Lawyer Street and Cudgerie Street;</li> <li>(c) densely landscaped screening and acoustic attenuation measures to adjacent existing and future residential areas included in the Low density residential zone; and</li> <li>(d) a total site stormwater management solution which protects the water quality of Obi Obi Creek and Baroon Pocket Dam.</li> </ul>
<b>Development in the Low Density Residential Zone</b>			
<b>PO12</b>	<p>Reconfiguring a lot in the Low density residential zone:-</p> <ul style="list-style-type: none"> <li>(a) provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Maleny;</li> <li>(b) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape;</li> <li>(c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land;</li> <li>(d) provides a transition of development intensity between the town and adjacent rural areas; and</li> <li>(e) includes adequate provision for open space, future road requirements and effective stormwater drainage.</li> </ul>	<p><b>AO12.1</b></p> <p>Reconfiguring a lot in the Low density residential zone has a minimum lot size of:-</p> <ul style="list-style-type: none"> <li>(a) 700m<sup>2</sup> where located in Precinct MAL LPP-1 (Maleny Community Precinct);</li> <li>(b) 1,200m<sup>2</sup> where located in Precinct MAL LPP-2 (Maleny West); and</li> <li>(c) 800m<sup>2</sup> elsewhere in the local plan area.</li> </ul> <p><b>AO12.2</b></p> <p>Reconfiguring a lot in the Low density residential zone:-</p> <ul style="list-style-type: none"> <li>(a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads;</li> <li>(b) incorporates an interconnected internal road system that limits and rationalises the number of access points to the existing road network;</li> <li>(c) for the area west of Bunya Street, does not provide vehicle access from Cudgerie Street;</li> <li>(d) where fronting Beech Street, gains access from Cedar Street rather than from Beech Street;</li> <li>(e) contributes to the upgrading of intersections identified on <b>Figure 7.2.17A (Maleny local plan</b></li> </ul>	

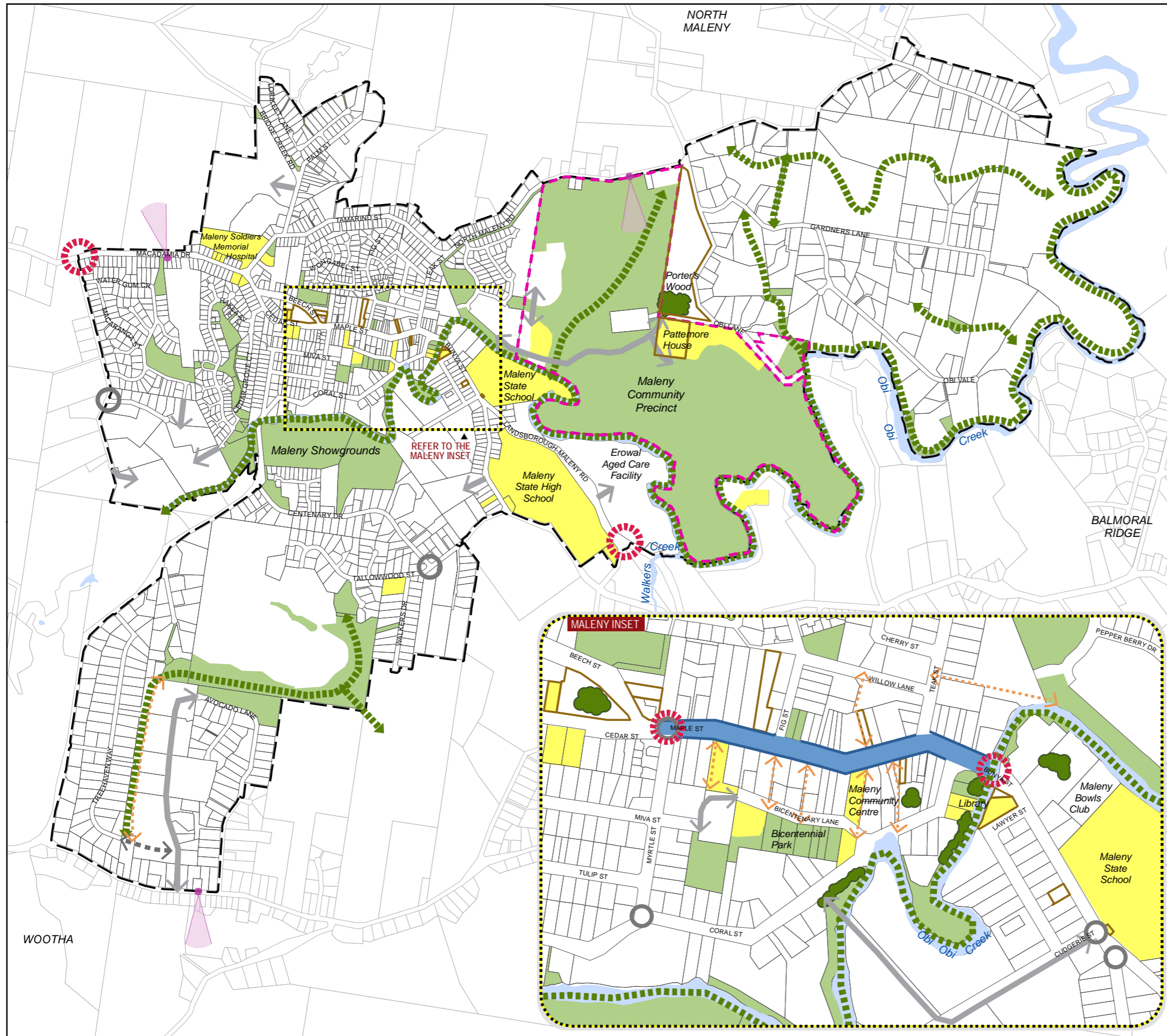
Performance Outcomes		Acceptable Outcomes	
		AO12.3	<p><b>elements);</b></p> <p>(f) provides an interconnected <i>park</i> system, including a linear <i>park</i> incorporating Obi Obi Creek and its <i>floodplain</i>; and</p> <p>(g) provides a total site stormwater network solution to appropriately treat runoff prior to its discharge to Obi Obi Creek and tributaries.</p> <p>For that part of the Low density residential zone within and adjacent to Precinct MAL LPP-1 (Maleny Community Precinct), reconfiguring a lot provides for east-west interconnection of road, pedestrian, cycle and open space networks.</p>
Development in the Medium Density Residential Zone Generally			
PO13	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to the rural town character and identity of Maleny;</p> <p>(c) is of a domestic scale and density that is compatible with surrounding development and complements the traditional built form and <i>streetscape</i> of Maleny's older residential areas;</p> <p>(d) provides for building form that reflects the traditional Queensland style;</p> <p>(e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel;</p> <p>(f) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and</p> <p>(g) provides for on-site parking to be located and designed such that it does not dominate the <i>streetscape</i>.</p>	AO13.1	<p>Development in the Medium density residential zone:-</p> <p>(a) provides accommodation in small, separate buildings, rather than in large, single, bulky buildings;</p> <p>(b) sensitively responds to topography and site characteristics, where buildings are pole and frame construction designed to step with the contours of the land, rather than slab on ground;</p> <p>(c) provides dense landscaping which reduces the visual impact of buildings and site works from other parts of the local plan area;</p> <p>(d) reflects the traditional Queensland designs evident in Maleny, by using elements such as pitched roof forms with eaves, verandahs, prominent entry treatments and window hoods; and</p> <p>(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>.</p>
		AO13.2	<p>Development does not exceed a site density of 20 <i>equivalent dwellings</i> per hectare.</p>
PO14	<p>Development in the Medium density residential zone:-</p> <p>(a) provides safe and efficient access to the existing road network;</p> <p>(b) provides interconnecting road, pedestrian, cycle and open space networks; and</p> <p>(c) contributes to the upgrading of the existing road network.</p>	AO14.1	<p>Development in the Medium density residential zone:-</p> <p>(a) limits and rationalises the number of access points to the existing road network;</p> <p>(b) provides for access from Miva or Tulip Streets, rather than direct access from Myrtle Street (Maleny–Stanley River Road); and</p> <p>(c) contributes to the upgrading of intersections identified on <b>Figure 7.2.17A (Maleny local plan elements)</b>.</p>
		AO14.2	<p>For that part of the Medium density residential zone within and adjacent to the Precinct MAL LPP-1 (Maleny Community Precinct), reconfiguring a lot provides for east-west interconnection of road,</p>

Performance Outcomes		Acceptable Outcomes	
			pedestrian, cycle and open space networks.
<b>Development in the Medium Density Residential Zone (Erowal Aged Care Facility)</b>			
<b>PO15</b>	Development on the Erowal aged care facility site (Lot 2 on SP115563):- (a) provides for a range of <i>retirement facilities</i> and <i>residential care facilities</i> ; (b) maintains the low-rise form of development currently present on the <i>site</i> ; (c) is compatible with the semi-rural character of the area; and (d) is designed and landscaped to minimise the visual impact of development as viewed from Landsborough-Maleny Road.	<b>AO15</b>	No acceptable outcome provided.
<b>Reconfiguring a Lot in the Rural Residential Zone</b>			
<b>PO16</b>	Reconfiguring a lot in the Rural residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) provides for an interconnected system of local roads, pedestrian and cycle links and upgrading of the existing road network; (c) does not adversely impact on Obi Obi Creek, Walkers Creek and tributaries; and (d) includes provision for interconnected open space and effective stormwater drainage.	<b>AO16</b>	Reconfiguring a lot in the Rural residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) subject to (c) immediately below, incorporates an interconnected internal road system (rather than a series of cul-de-sacs) and intersection upgrades where identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> ; (c) in Precinct MAL LPP-3 (Walkers Creek), road connections between Treehaven Way and Avocado Lane are limited to emergency vehicle access only, where identified on <b>Figure 7.2.17A (Maleny local plan elements)</b> ; (d) provides for appropriate pedestrian and cycleway links; (e) provides an interconnected open space system including a linear <i>park</i> incorporating Obi Obi Creek, Walkers Creek and associated <i>floodplains</i> ; (f) in Precinct MAL LPP-3 (Walkers Creek), provides an open space <i>buffer</i> to Walkers Creek, with a minimum width of 100 metres or to the <i>defined flood event</i> (whichever provides the greater width); and (g) provides a total site stormwater drainage system, draining towards a treatment area prior to its discharge to a watercourse.
<b>PO17</b>	Reconfiguring a lot within the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the prevailing rural residential character of the area in which it is located; (b) sensitively responds to site constraints; and (c) provides for the safe and effective treatment and disposal of effluent on-site.	<b>AO17</b>	Reconfiguring a lot in the Rural residential zone has a minimum lot size of:- (a) 1,500m <sup>2</sup> where located in Precinct MAL LPP-1 (Maleny Community Precinct) and having <i>frontage</i> to North Maleny Road; (b) 5,000m <sup>2</sup> where located in Precinct MAL LPP-3 (Walkers Creek); and (c) 5,000m <sup>2</sup> where located in Precinct MAL LPP-4 (Maleny North).



Performance Outcomes		Acceptable Outcomes	
Development in Precinct MAL LPP-1 (Maleny Community Precinct)			
<b>PO18</b>	<p>Development in Precinct MAL LPP-1, (Maleny Community Precinct) identified on <b>Maleny Local Plan Precinct Map LPM39</b> provides for the following:-</p> <ul style="list-style-type: none"> <li>(a) extensive areas of passive open space in the form of parks and gardens;</li> <li>(b) land for environmental open space for ecological protection and rehabilitation purposes, primarily focused along Obi Obi Creek and associated watercourses and <i>wetland</i> areas;</li> <li>(c) areas for active sport and recreation facilities, including a community golf course and sporting fields;</li> <li>(d) a range of community facilities, including an aquatic centre, environmental education centre, land care nursery and community hall;</li> <li>(e) a small cultural and heritage precinct centred around the heritage-listed Pattermore House;</li> <li>(f) limited residential development which is sensitively sited and designed to be compatible with its location and setting within the Maleny Community Precinct; and</li> <li>(g) enhanced public access to the <i>site</i> via an extensive multi-use trail network and provision of appropriate vehicle connections.</li> </ul>	<b>AO18</b>	No acceptable outcome provided.

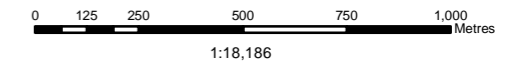




**LEGEND**

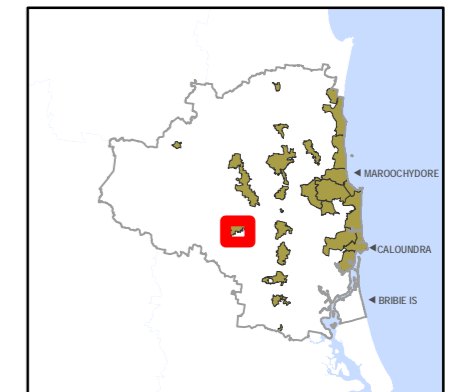
- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Gateway/Entry Point
- Significant View
- Heritage Place<sup>Note 2</sup>
- Through Block Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Intersection Upgrade
- Indicative Emergency Access Road
- Maleny Community Precinct

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



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**Figure 7.2.17A**  
**(Maleny Local Plan Elements)**



## 7.2.18 Maroochy North Shore local plan code

### 7.2.18.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Maroochy North Shore local plan area as shown on Map ZM21 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Maroochy North Shore 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 7.2.18.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.18.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.18A (Maroochy North Shore local plan elements)**.

### 7.2.18.2 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 Maroochy North Shore local plan code.

*The Maroochy North Shore local plan area is situated in the central eastern part of the Sunshine Coast, east of the Sunshine Motorway, north of the Maroochy River and to the south of Mount Coolum. It includes the established communities of Mudjimba, Pacific Paradise, North and South Marcoola, Town of Seaside, Twin Waters and the emerging residential community of Twin Waters West. The local plan area also includes the Sunshine Coast Airport, Airport Industrial Park, as well as a number of tourist resorts at Twin Waters and Marcoola. The local plan area has a land area of approximately 1,885 hectares.*

*The significant environmental values of the Maroochy North Shore local plan area, being the Maroochy River Conservation Park, Mount Coolum National Park, the Maroochy River foreshore, wetlands and waterways (including declared fish habitat areas) and the beach dunal system and foreshore areas provide a natural and scenic setting for residential and tourist development within the local plan area. The local plan area is located on a low sand dune system and coastal floodplain within the Maroochy River catchment. As a result, most of the area is relatively flat and close to sea level.*

*The Sunshine Coast Airport, located centrally within the local plan area, is a regionally significant facility and "gateway" to the Sunshine Coast's attractions. It is recognised within the SEQ Regional Plan 2009 - 2031 as a specialist activity centre and aviation and aerospace enterprise opportunity area. The Airport is intended to expand with the construction of a new runway to facilitate new international routes and additional airport related commercial and industry activities to support the growing economy of the Sunshine Coast.*

*The local plan area includes the Pacific Paradise shopping centre, located at the intersection of David Low Way and Mudjimba Beach Road, and a number of smaller neighbourhood centres at Marcoola, Mudjimba, Twin Waters, Town of Seaside and Pacific Paradise, which provide convenience goods and services and a community focus for local residents and tourists.*

*The residential communities within the local plan area consist predominantly of dwelling houses with pockets of medium to high density residential development mainly around the business centres at Marcoola, Pacific Paradise, Twin Waters, Mudjimba Beach and Town of Seaside. The existing residential communities of Mudjimba Beach, Pacific Paradise and North and South Marcoola have a coastal village character being located alongside the foreshore.*

*A number of community, sport and recreational facilities are also located within the local plan area including the Mudjimba Community Hall, North Shore Community Centre, Twin Waters Golf Club, the North Shore Multi Sports Complex, Apex Camp, Mudjimba Beach Holiday Park and Pacific Paradise State School.*

*The Sunshine Motorway, North Shore Connection Road, Suncoast Boulevard and David Low Way are major road links within 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.

The existing and future airport operations, significant environmental areas and the drainage characteristics of the local plan area impose significant constraints on new urban development within the local plan area.

### 7.2.18.3 Purpose and overall outcomes

- (1) The purpose of the Maroochy North Shore local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochy North Shore local plan area.
- (2) The purpose of the Maroochy North Shore local plan code will be achieved through the following overall outcomes:-
  - (a) The Maroochy North Shore local plan area is to remain a predominantly low density coastal urban area comprising a number of beachside residential communities and the Sunshine Coast Airport as well as significant tourist and sport and recreation facilities.
  - (b) Urban development within the Maroochy North Shore local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values, avoid further urban development on heavily constrained land, particularly low lying and flood prone land, and provide for the efficient provision of *infrastructure* and services. Whilst some limited consolidation is expected within allocated zones, further significant residential development is not supported in the local plan area due to flooding, coastal hazards and environmental constraints.
  - (c) Development within the local plan area protects the primary function of the Sunshine Coast Airport as a major airport and aviation precinct and provides for its expansion over time.
  - (d) Development within the Sunshine Coast Airport (Precinct MNS LPP-1) provides for the establishment of a range of uses and activities that are compatible with the primary function of the airport including aviation related business and industrial uses. Development at the Sunshine Coast Airport does not compromise the *Sunshine Coast activity centre network*<sup>2</sup>.
  - (e) Development and land use in the vicinity of the Sunshine Coast Airport is compatible with the Airport's existing and potential future operations, such that airport operations will not be affected and land use conflicts are minimised.
  - (f) Development is designed and sited in recognition of the constraints presented by the existing and potential airport operations, local flooding and drainage constraints and significant environmental areas, including the beaches, foreshore, *waterways* and *wetlands*.
  - (g) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of the local plan area, including those to and from Mount Coolum, particularly from the David Low Way and Sunshine Motorway.
  - (h) Development in the Local centre zone at Pacific Paradise supports the role and function of the centre as a local (full service) activity centre providing a business and community focus for the local plan area. Development contributes to a low-scale, compact centre with a village character which provides an attractive interface and gateway to David Low Way and other local roads through high quality building design and the provision of landscape treatments, active *frontages* and off street car parking.
  - (i) Other smaller business centres at Mudjimba, North and South Marcoola and Twin Waters continue to function as local (not full service) activity centres providing a basic level of convenience goods and services to nearby residents. Local centres remain compact, with any expansion and enhancement limited to land included within the Local centre zone. No new business centres are established within the Maroochy North Shore local plan area.
  - (j) Development in the Low density residential zone, Medium density residential zone and Local centre zone is designed to protect and reinforce the low key coastal village character of the established residential communities within the local plan area.

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

- (k) The Town of Seaside (Precinct MNS LPP-2) continues to be developed as an integrated residential community based on “new urbanism” principles. Development contributes to the establishment of a walkable integrated residential community providing a mix of dwelling types, supported by limited small scale local convenience shopping and local business uses. Development reflects the distinct architectural features and landscape design of existing development within the precinct.
- (l) Development in the Tourist accommodation zone at Marcoola (Precinct MNS LPP-3 (Marcoola Tourist Accommodation)), located along David Low Way, remains a focus for visitor accommodation and *ancillary* uses. Development is designed to respond to local climatic conditions and airport noise, enhance facilities and pedestrian connectivity to the beach and foreshore, provide an attractive presentation to David Low Way and conserve the frontal dune system and remaining coastal heath vegetation communities.
- (m) Development provides for the Twin Waters Resort to be protected as a significant tourist facility. Development on this *site* respects the environmental and landscape values of the area and maintains the existing configuration of low scale, small clusters of buildings set within extensive parklands and naturally vegetated areas.
- (n) Development provides for the Twin Waters golf course to be preserved 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.
- (o) Land included in the Emerging community zone (Twin Waters West) is master planned and developed in a coordinated manner that:-
  - (i) protects and enhances significant environmental and riparian areas, including *ecologically important areas*;
  - (ii) avoids or mitigates the potential adverse impacts of flooding constraints and other coastal hazards that affect this land; and
  - (iii) is compatible with, and does not adversely affect the safety and efficiency of, State transport infrastructure and State transport corridors and networks.
- (p) Development in the Emerging community zone (Twin Waters West) is integrated with the existing Twin Waters residential community and provides for the establishment of residential land uses that are sympathetic to, and in keeping with, the prevailing low density residential character of the area. Development incorporates large areas of public open space and focuses on connection to water as a key design and character element for the emerging residential community.
- (q) Development in the Emerging community zone (Twin Waters West) is designed in a manner which enhances connectivity and permeability while minimising adverse traffic and other amenity impacts on existing residential neighbourhoods to the east.
- (r) Development retains identified sites in the Medium density residential zone for retirement facilities in order to preserve these sites for such uses in the future.
- (s) Development in the Medium impact industry zone provides for a range of low to medium impact industrial uses that complement the existing and future operations of the Sunshine Coast Airport and service the local area. Development provides an attractive interface to major transport routes and the Sunshine Coast Airport.
- (t) Development 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.

#### 7.2.18.4 Performance outcomes and acceptable outcomes

**Table 7.2.18.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochy North Shore Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with and reflect the low key	<b>AO1.1</b>	Development for a residential, business or community activity provides for building design which incorporates the following

Performance Outcomes		Acceptable Outcomes	
	beachside character of the Maroochy North Shore local plan area in terms of form, composition and use of materials.	<p><b>AO1.2</b></p> <p><b>AO1.3</b></p>	<p>features:-</p> <p>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</p> <p>(b) articulated, pitched, skillion or curved roof forms;</p> <p>(c) open or transparent balustrades; and</p> <p>(d) landscaping integrated into the building design.</p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>Development provides for existing mature trees and stands of melaleuca and wallum heath to be retained and incorporated into the design of development.</p>
<b>PO2</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of entry to, and the beachside character of, the Maroochy North Shore local plan area.	<p><b>AO2.1</b></p> <p><b>AO2.2</b></p>	<p>Development adjacent to an identified primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>:-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the beachside 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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO3</b>	Development provides for the retention and enhancement of key landscape elements including significant views and vistas to and from Mount Coolum from the David Low Way and Sunshine Motorway, existing character trees, <i>wetlands</i> and other areas of significant <i>vegetation</i> including melaleuca and wallum heath contributing to the setting, character and sense of place of the	<p><b>AO3.1</b></p> <p><b>AO3.2</b></p>	<p>Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Mount Coolum, particularly from David Low Way and the Sunshine Motorway identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>.</p> <p>Development provides for the retention and enhancement of existing mature</p>



Performance Outcomes		Acceptable Outcomes	
	Maroochy North Shore local plan area.		trees, stands of melaleuca and wallum heath.
PO4	The major open space links and scenic qualities offered by Mount Coolool National Park, the foreshore park and reserve system along the coastline, the Maroochy River Conservation Park and <i>wetland</i> areas and remnant <i>vegetation</i> along the Maroochy River are protected and enhanced.	AO4.1	Development protects and enhances the greenspace link along the coastal foreshore where identified on the <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b> .
		AO4.2	Development provides for the retention and enhancement of wallum heath, <i>wetland</i> areas and other native <i>vegetation</i> including adjacent to the foreshore, and the Maroochy River.
PO5	Development provides for the Twin Waters 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.	AO5	No acceptable outcome provided.
PO6	Development on land with frontage to the Maroochy River facilitates the provision of a local ecological linkage as identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b> .	AO6	No acceptable outcome provided.  Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
PO7	Development in the local plan area is sited and designed in a manner which is responsive to local flooding and drainage constraints.	AO7	No acceptable outcome provided.  Editor's note— <b>Section 8.2.7 (Flood hazard overlay code)</b> sets out requirements for development on flood prone land.
PO8	Development in the local plan area does not compromise the current or potential future role of the Sunshine Coast Airport or adversely impact on the existing or future operational needs of the Airport.	AO8	No acceptable outcome provided.
<b>Development in the Community Facilities Zone in Precinct MNS LPP-1 (Sunshine Coast Airport)</b>			
PO9	Development in the Community facilities zone in Precinct MNS LPP-1 (Sunshine Coast Airport) identified on <b>Local Plan Map LPM21:-</b> (a) occurs in an integrated manner in accordance with the approved Sunshine Coast Airport Master Plan; (b) provides for uses and activities which support, and are consistent with, the efficient operation of the Sunshine Coast Airport as an international airport and aviation precinct; (c) is of a nature, scale and intensity that does not compromise the <i>Sunshine Coast activity centre network</i> , with retail activities limited to small scale uses directly serving passengers; (d) incorporates a high standard of urban design and landscaping that creates attractive terminal facilities, buildings, streets and entrance roads that promote a sense of arrival and departure and provide a favourable impression for tourists travelling to and from	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the airport;</p> <p>(e) provides for airport related business uses and other uses to be co-located to maximise urban efficiency and contribute to an integrated land use outcome;</p> <p>(f) provides a high level of amenity and effectively manages the potential for land use conflict with existing and likely future surrounding development; and</p> <p>(g) encourages public transport accessibility and use.</p>		
<b>Development in the Local Centre Zone</b>			
<b>PO10</b>	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Pacific Paradise Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents and visitors; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	<p>Development in the Local centre zone:-</p> <p>(a) is sympathetic to the coastal village character of the local plan area;</p> <p>(b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>;</p> <p>(c) creates vibrant and active streets and public spaces; and</p> <p>(d) provides continuous weather protection for pedestrians.</p>	<b>AO11</b>	<p>Development in the Local centre zone:-</p> <p>(a) provides for large floor plate retail uses such as <i>supermarkets</i> to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(b) provides <i>primary active street frontages</i>, built to boundary, where identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures 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;</p> <p>(e) ensures that signage is integrated with buildings; and</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
<b>PO12</b>	<p>Development in the Local centre zone at Pacific Paradise and South Maroocha achieves a high level of visual amenity and attractive presentation to David Low Way and promotes a gateway experience for visitors.</p>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	<p>Development in the Local centre zone at Pacific Paradise and Maroocha South provides for off street car parking and vehicular access arrangements which:-</p> <p>(a) avoids direct service vehicle and car park access to David Low Way; and</p> <p>(b) provides for service vehicle and car park areas to occur behind the</p>	<b>AO13</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	active street <i>frontage</i> .		
<b>Development in Precinct MNS LPP-2 (Town of Seaside)</b>			
<b>PO14</b>	<p>Development in Precinct MNS LPP-2 (Town of Seaside) identified on <b>Local Plan Map LPM21</b>:-</p> <ul style="list-style-type: none"> <li>(a) contributes to the establishment of a walkable, integrated residential community;</li> <li>(b) provides for a mix of dwelling types in accordance with relevant master plan and zoning land use allocations;</li> <li>(c) provides for building design which addresses the street, respects the scale and character of surrounding development and reflects the distinct architectural features of existing buildings within the precinct;</li> <li>(d) provides for landscape design consistent with the established character of existing development within the precinct;</li> <li>(e) provides for retail and commercial development to be limited to existing nodes and provide for small scale local goods and services only;</li> <li>(f) provides for the maintenance and enhancement of public access to the beach and foreshore;</li> <li>(g) protects the visual amenity of the road network; and</li> <li>(h) provides for the maintenance and enhancement of the environmental and landscape values of the area.</li> </ul>	<b>AO14</b>	<p>Development complies with the requirements set out in subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community" for the Town of Seaside.</p>
<b>Development in the Tourist Accommodation Zone (Precinct MNS LPP-3, Marcoola Tourist Accommodation)</b>			
<b>PO15</b>	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation) identified on <b>Local Plan Map LPM21</b>:-</p> <ul style="list-style-type: none"> <li>(a) provides a focus for high density tourist and airport related accommodation and <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the precinct and complement the Sunshine Coast Airport;</li> <li>(b) is designed in a manner which responds to local climatic conditions and the beachfront setting;</li> <li>(c) achieves a high level of visual amenity and attractive presentation to David Low Way;</li> <li>(d) provides interesting and diverse public outdoor spaces that extend around and through the Precinct and link the David Low Way to the beach;</li> <li>(e) avoids direct service vehicle and car park access to David Low Way;</li> </ul>	<b>AO15</b>	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation):-</p> <ul style="list-style-type: none"> <li>(a) provides predominantly visitor accommodation with limited small scale business uses including cafes, restaurants and boutique <i>shops</i> located at ground level around appropriately designed entrances and internal spaces;</li> <li>(b) provides for non-residential uses which have a maximum <i>gross leasable floor area</i> of 150m<sup>2</sup>, with such uses to be located on corner sites;</li> <li>(c) incorporates generous verandahs, balconies and terraces;</li> <li>(d) provides for buildings which address the <i>frontages</i> to David Low Way, internal access streets and main pedestrian areas;</li> <li>(e) is designed to create attractive and interesting public spaces including internal courtyards, squares and gardens that extend around and through the Precinct and link David Low Way to the beach;</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(f) conserves the frontal dune system from both direct and indirect impacts; and</li> <li>(g) protects the remaining wildflower heathland in the Precinct.</li> </ul>		<ul style="list-style-type: none"> <li>(f) incorporates appropriate ways of sheltering internal spaces from prevailing winds and mitigating aircraft noise;</li> <li>(g) does not gain direct access to David Low Way;</li> <li>(h) incorporates landscaping, comprising native species which reflect the existing character of the coastal dune <i>vegetation</i>;</li> <li>(i) incorporates dense landscaping along the David Low Way <i>frontage</i> of the <i>site</i> to soften building forms and provide an attractive presentation to the street;</li> <li>(j) provides for all buildings, structures and retaining walls, to be set back a minimum of 10 metres from the seaward boundary of the lot; and</li> <li>(k) retains the remaining wildflower heathland.</li> </ul>
<b>Development in the Tourist Accommodation Zone (Twin Waters Resort)</b>			
<b>PO16</b>	<p>Development in the Tourist accommodation zone at Twin Waters Resort provides for:-</p> <ul style="list-style-type: none"> <li>(a) the retention of the <i>site</i> as a significant tourist facility;</li> <li>(b) buildings which are low rise and respect the scale of surrounding development and <i>vegetation</i>;</li> <li>(c) the protection of significant environmental areas including melaleuca wetlands, coastal heath and other significant <i>vegetation</i>;</li> <li>(d) building and landscape design which provides for small clusters of buildings set within extensive parklands and naturally vegetated areas;</li> <li>(e) development <i>infrastructure</i> with sufficient capacity to accommodate additional demand; and</li> <li>(f) appropriate address of potential airport noise.</li> </ul>	<b>AO16</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone (Menzies Drive Pacific Paradise)</b>			
<b>PO17</b>	Development in the Medium density residential zone located at Menzies Drive, Pacific Paradise, retains and enhances a dense vegetated <i>buffer</i> to North Shore Connection Road and the Sunshine Motorway to effectively screen development from the road.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development in the Medium density residential zone on Lot 5 SP217624 located at Menzies Drive, Pacific Paradise, provides for this <i>site</i> to be preserved for the purpose of providing a <i>retirement facility</i> .	<b>AO18</b>	No acceptable outcome provided.
<b>Development in the Medium Impact Industry Zone</b>			
<b>PO19</b>	Development in the Medium impact industry zone provides for medium to low impact industrial uses that support the existing and future Sunshine Coast Airport operations and service the local	<b>AO19</b>	No acceptable outcome provided.

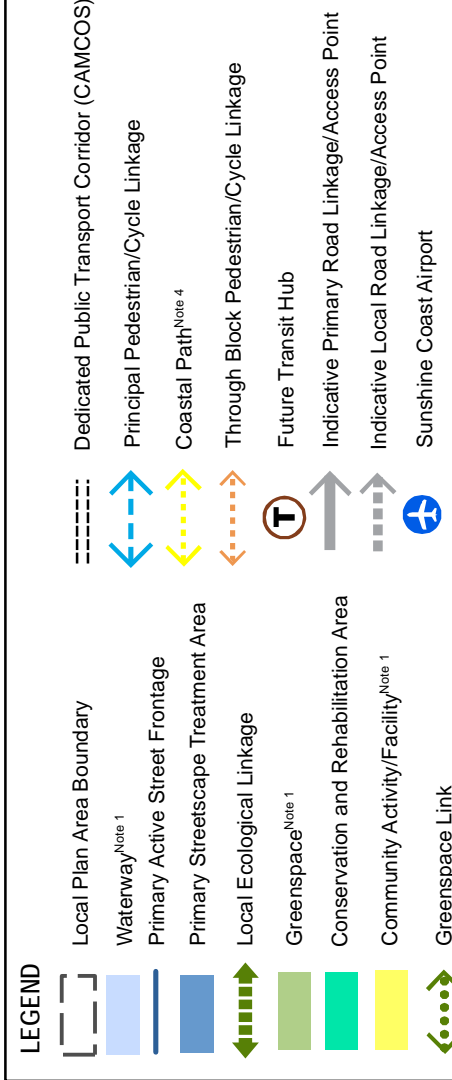
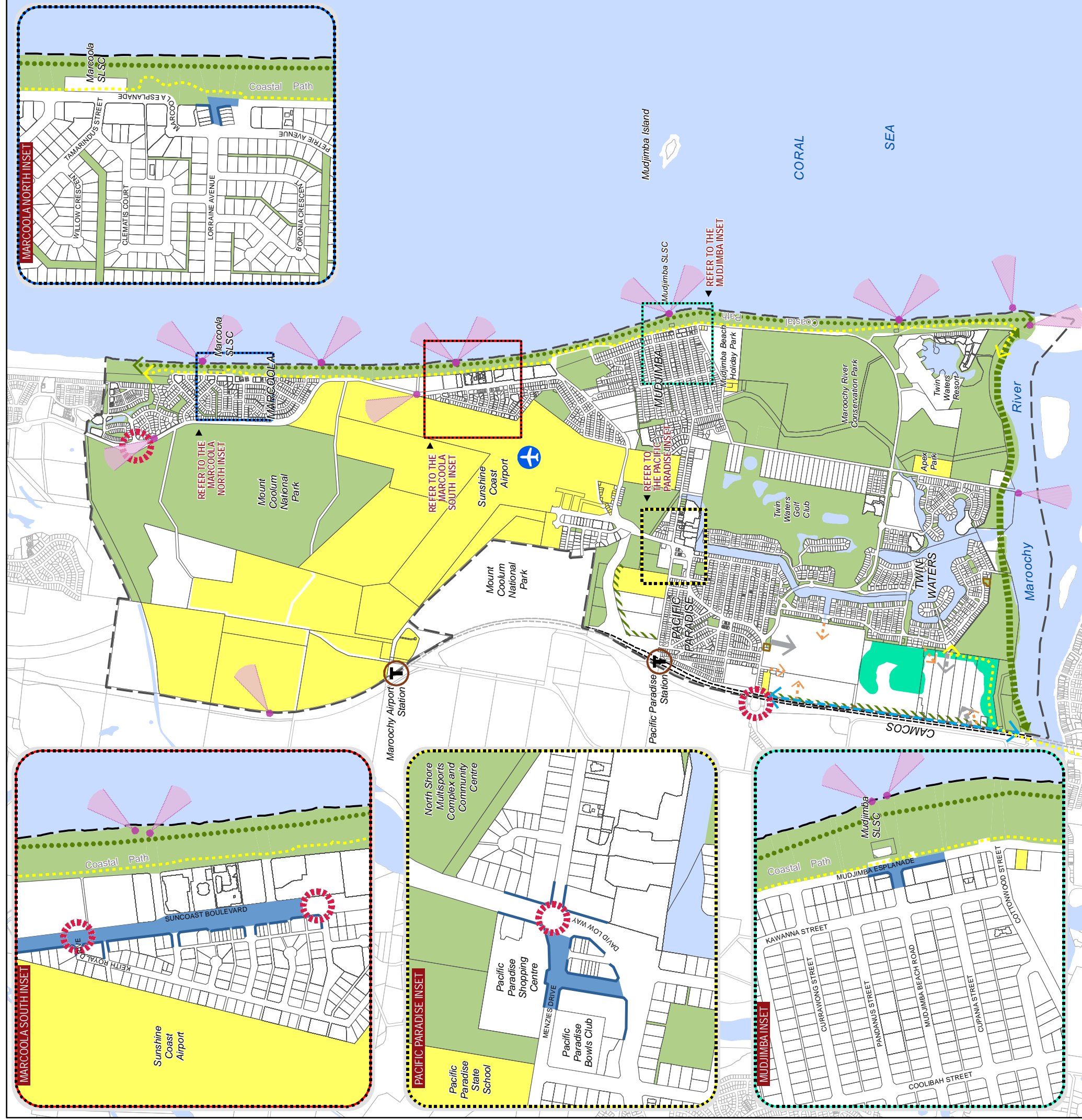
Performance Outcomes		Acceptable Outcomes	
	plan area.		
<b>PO20</b>	Development in the Medium impact industry zone achieves a high standard of design and landscaping, especially along the <i>frontage</i> to David Low Way, North Shore Connection Road, Runway Drive (airport access road) and the Sunshine Coast Airport.	<b>AO20</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Twin Waters West)</b>			
<b>PO21</b>	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	<b>AO21</b>	Development is undertaken in accordance with an approved Master Plan and Infrastructure Agreement.
<b>PO22</b>	Development in the Emerging community zone provides for residential uses at a scale and intensity, and in a configuration that is consistent with and sympathetic to the established low density residential character of the adjoining Twin Waters residential community.	<b>AO22</b>	<i>In partial fulfilment of Performance Outcome PO22:-</i>  Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 500m <sup>2</sup> ; and (ii) an average lot size of at least 700m <sup>2</sup> ; and (b) limited Multi-unit residential uses which are focussed in discreet nodes with convenient access to public transport and active transport routes.
<b>PO23</b>	Development in the Emerging community zone maintains or improves the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) building massing and scale as seen from neighbouring premises.	<b>AO23</b>	<i>In partial fulfilment of Performance Outcome PO23:-</i>  Development for Multi-Unit residential uses does not adjoin or overlook a residence in the existing Twin Waters residential community.
<b>PO24</b>	Development in the Emerging community zone provides for adequate flood immunity (including <i>safe refuge</i> ) and emergency access arrangements while avoiding any adverse off-site flooding impacts.	<b>AO24</b>	No acceptable outcome provided.
<b>PO25</b>	Development in the Emerging community zone emphasises the role of water as a key character element and lifestyle feature of the community.	<b>AO25</b>	No acceptable outcome provided.
<b>PO26</b>	Development in the Emerging community zone provides for an extension of the existing Twin Waters waterway system and the establishment and management of channels and waterbodies in a manner that:- (a) protects and improves flood storage capacity; (b) avoids adverse impacts on coastal processes and coastal resources; (c) protects <i>ecologically important areas</i> and other significant environmental areas; (d) does not result in an adverse change to the tidal prism of the adjacent Maroochy River; (e) avoids or minimises impacts arising from:-	<b>AO26</b>	No acceptable outcome provided.  Editor's note— <b>Section 9.4.6 (Stormwater management code)</b> sets out requirements for constructed waterbodies.  Editor's note—the <b>Planning Scheme policy for development works</b> provides guidance and specifies standards in relation to constructed waterbodies.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(i) altered stormwater quality and flow;</li> <li>(ii) waste water;</li> <li>(iii) the creation or expansion of non-tidal artificial <i>waterways</i>;</li> <li>(f) avoids or minimises the release and mobilisation of nutrients that may increase the risk of algal blooms; and</li> <li>(g) meets best practice hydraulic and environmental standards, including no deterioration in water quality in surrounding waterways, wetlands and waterbodies.</li> </ul>		
<b>PO27</b>	Development in the Emerging community zone provides for the waterway system to be established and operated in accordance with an approved lake management plan.	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	Development in the Emerging community zone provides for the ongoing maintenance and management of any constructed waterbody and associated infrastructure, taking into account whole of life cycle costing and the provision of an ongoing funding source (i.e. sinking fund).	<b>AO28</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 9.4.6 (Stormwater management code)</b> sets out requirements for constructed waterbodies.</p> <p>Editor's note—the <b>Planning Scheme policy for development works</b> provides guidance and specifies standards in relation to constructed waterbodies.</p>
<b>PO29</b>	<p>Development in the Emerging community zone provides for a legible and permeable local road network that provides for:-</p> <ul style="list-style-type: none"> <li>(a) primary access to the site at the Ocean Drive/David Low Way intersection;</li> <li>(b) local access to the site via the Stillwater Drive/Esperance Drive intersection and Godfreys Road; and</li> <li>(c) other points of access as appropriate to distribute traffic and enhance local connectivity.</li> </ul> <p>Note—indicative road linkages/access points are identified in <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>.</p>	<b>AO29</b>	No acceptable outcome provided.
<b>PO30</b>	Development in the Emerging community zone provides for the protection and enhancement of Settler's park as a recreation park, <i>local heritage place</i> and gateway entry feature for the Pacific Paradise and Twin Waters communities.	<b>AO30</b>	<p>Development ensures that any reconfiguring of boundaries of Settler's Park required to accommodate upgrading of the David Low Way/Ocean Drive intersection, achieves the following:-</p> <ul style="list-style-type: none"> <li>(a) no net loss in the size of the park area;</li> <li>(b) no reduction in park embellishments;</li> <li>(c) improved levels of protection for all mango trees within the park with a minimum curtilage around the mango trees of 15 metres to the east and west and 10 metres to the north and south; and</li> <li>(d) high quality streetscape and landscape treatments that enhance the setting and interpretation of the local heritage place (including the in situ mango trees) and present an attractive gateway entry feature for</li> </ul>

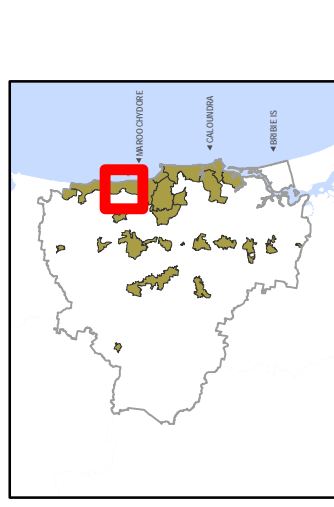
Performance Outcomes		Acceptable Outcomes	
			<p>the Pacific Paradise and Twin Waters communities.</p> <p>Editor's note—<b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on and adjacent to heritage places.</p> <p>Editor's note—Settler's Park is one of two local heritage places located in the Emerging community zone (Twin Waters West).</p>
<b>PO31</b>	<p>Development in the Emerging community zone provides for a subdivision layout and transport infrastructure to be designed, located and sequenced having specific regard to:-</p> <ul style="list-style-type: none"> <li>(a) improving local connectivity;</li> <li>(b) minimising adverse traffic impacts on existing residential areas; and</li> <li>(c) reflecting the amenity and character of the adjoining Twin Waters residential community (including but not limited to the provision of generous verge widths).</li> </ul>	<b>AO31</b>	<p><i>In partial fulfilment of Performance Outcome PO31:-</i></p> <p>Development does not locate any road higher than a local street classification under the Sunshine Coast 2031 functional transport hierarchy immediately adjacent to existing residential lots.</p> <p>Editor's note—<b>Section 9.4.8 Transport and parking code</b> sets out the requirements for the provision of transport infrastructure.</p> <p>Editor's note—the <b>Planning scheme policy for the transport and parking code</b> and the <b>Planning scheme policy for development works</b> provides guidance and specifies standards in relation to the provision of transport infrastructure.</p>
<b>PO32</b>	<p>Development in the Emerging community zone provides for a legible and permeable active transport network with a walkable waterfront along a significant portion of the waterway system and cycle and pedestrian links which connect with:-</p> <ul style="list-style-type: none"> <li>(a) residential neighbourhoods to the east;</li> <li>(b) the regional pedestrian and cycle path adjacent to the Sunshine Motorway; and</li> <li>(c) the Maroochy River and foreshore.</li> </ul> <p>Note—indicative pedestrian/cycle links are identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>.</p>	<b>AO32</b>	No acceptable outcome provided.
<b>PO33</b>	<p>Development in the Emerging community zone provides for an extension of the principal pedestrian and cycle linkage and the coastal path, as identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>, which is designed to sensitively respond to site characteristics, protect <i>ecologically important areas</i> and enhance pedestrian and cycle connectivity.</p>	<b>AO33</b>	No acceptable outcome provided.
<b>PO34</b>	<p>Development in the Emerging community zone provides for an open space network that has sufficient area and is configured in a manner that:-</p> <ul style="list-style-type: none"> <li>(a) meets the open space and recreational needs of residents and visitors; and</li> <li>(b) maximises public access to the waterfront.</li> </ul>	<b>AO34</b>	<p><i>In partial fulfilment of Performance Outcome PO34:-</i></p> <p>Development provides for a minimum of 25% of the total site area as public open space, exclusive of waterbodies and waterways, and may include the following:-</p> <ul style="list-style-type: none"> <li>(a) walkable waterfront areas and linear parks; and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			(b) conservation areas and buffers.
<b>PO35</b>	<p>Development in the Emerging community zone provides for:-</p> <p>(a) the protection, buffering, connection and rehabilitation of <i>ecologically important areas</i> (including the Maroochy River and the Maroochy River Conservation Area) and the Conservation and rehabilitation areas identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>; and</p> <p>(b) the management of coastal hazards and coastal processes to protect land vulnerable to coastal erosion and tidal inundation.</p> <p>Editor's note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i>.</p>	<p><b>AO35.1</b></p> <p>Development does not occur within the Conservation and rehabilitation area identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>.</p> <p><b>AO35.2</b></p> <p>Development provides for a rehabilitated <i>buffer</i> where identified on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>, with a minimum width of:-</p> <p>(a) 30 metres around all edges of the <i>ecologically important area</i> on Lot 2 on RP103117;</p> <p>(b) 50 metres from the south-eastern boundary of the <i>site</i>, linking the <i>ecological important areas</i> to the north and south; and</p> <p>(c) 150 metres measured from the Highest Astronomical Tide (HAT).</p> <p>Note—some buffers may provide the opportunity for linear open space where demonstrated that the linear open space will not compromise the protection of retained vegetation, rehabilitated areas and the management of coastal hazards and coastal processes.</p>	
<b>PO36</b>	<p>Development in the Emerging community zone provides for a substantial landscape <i>buffer</i> and separation area to the Sunshine Motorway and the proposed Dedicated Public Transport Corridor (CAMCOS), in order to provide effective visual and acoustic separation and screening.</p> <p>Note—the landscape <i>buffer</i> and separation areas are to be designed in manner which does not compromise flood solutions for the <i>site</i>.</p>	<b>AO36</b>	<p>Development adjacent to the Sunshine Motorway and the proposed Dedicated Public Transport Corridor (CAMCOS) provides a densely planted landscape <i>buffer</i> along the full frontage of the <i>site</i>, which:-</p> <p>(a) is located separate to the proposed Dedicated Public Transport Corridor (CAMCOS);</p> <p>(b) has a minimum width of 40 metres; and</p> <p>(c) incorporates fencing wholly contained within the <i>site</i> at the eastern edge of the landscape <i>buffer</i>.</p> <p>Note—the indicative location and extent of the landscape <i>buffer</i> is shown on <b>Figure 7.2.18A (Maroochy North Shore local plan elements)</b>.</p>
<b>PO37</b>	Development in the Emerging community zone does not compromise the provision or operation of the proposed Dedicated Public Transport Corridor (CAMCOS).	<b>AO37</b>	No acceptable outcome provided.
<b>PO38</b>	Development in the Emerging community zone does not compromise the safe and efficient management or operation of state-controlled roads, including the Sunshine Motorway and David Low Way.	<b>AO38</b>	No acceptable outcome provided.
<b>PO39</b>	Development in the Emerging community zone achieves acceptable noise levels for residents and visitors by mitigating adverse impacts on the development from noise generated by State transport infrastructure and transport networks.	<b>AO39</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 9.4.3 Nuisance code</b> sets out requirements for preventing or minimising the exposure of proposed <i>sensitive land uses</i> to nuisance emissions.</p> <p>Editor's note—the <b>Planning scheme policy for nuisance</b> provides guidance for managing nuisance.</p>





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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.



## 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 *dwellings*. 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 Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides for a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live music which creates a vibrant atmosphere.
- (o) Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) provides for expansion or redevelopment of the shopping centre and adjacent sites to provide for an integrated, high quality design which addresses and activates key street frontages, enhances connectivity through the *site*, in particular through the provision of the public pedestrian promenade and identified road links, and presents an attractive interface to surrounding areas through outstanding building, streetscape and landscape design.
- (p) Development in the Principal centre zone on Key Site 2 (Big Top) provides for an integrated, high quality *mixed use development* which contributes to the vibrancy of Ocean Street, Cornmeal Creek and Horton Parade, enhances pedestrian connectivity through and around the *site* and displays an outstanding level of architectural and landscape design befitting of its prominent location.
- (q) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) occurs in accordance with **Table 7.2.19.4.3 (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).
- (r) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road):-
- (i) predominantly comprises medium intensity residential activities and business activities, including smaller scale *showroom* uses;
  - (ii) recognises the role of Aerodrome Road as a gateway entry to the 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 Maroochydoore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.

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

## 7.2.19.4 Performance outcomes and acceptable outcomes

**Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development in the Maroochydore/Kuluin local plan area generally <sup>1</sup>**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochydore/Kuluin Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the Maroochydore/Kuluin local plan area.	<b>AO2.1</b>	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.
		<b>AO2.2</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
<b>PO3</b>	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.	<b>AO3.1</b>	Development protects and emphasises, and does not intrude upon, important views to the Maroochy River, beaches and other areas where identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .
		<b>AO3.2</b>	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 intersection of Maroochy Boulevard; and (c) other character <i>vegetation</i> identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .  Note—in some circumstances, the eradication

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

Performance Outcomes		Acceptable Outcomes	
			of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development:- (a) provides for the establishment of landscaped boulevards along Maroochydore Road, Maroochy Boulevard, Evans Street, Dalton Drive, Bradman Avenue, Duporth Avenue (part), Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade; and (b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydore/Kuluin.	AO4.1	Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> :- (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 (b) incorporates design elements such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO4.2	Development on a <i>site</i> having a landscape setback as specified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> :- (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 (b) has a built form which typically includes courtyard edges and interfaces.
		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— <b>Section 9.4.2 (Landscape code)</b> 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 with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle access and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.	AO5	Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:- (a) provides for no additional vehicle access from these streets; and (b) rationalises existing vehicle access points wherever practicable.
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 <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .
PO7	Development protects and enhances	AO7	Development provides for the retention



Performance Outcomes		Acceptable Outcomes	
	the major open space links offered by the foreshore park and reserve system, Cornmeal Creek, Maud Canal and associated drainage systems.		and enhancement of the greenspace links identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .
<b>PO8</b>	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.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	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.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development on land with frontage to Eudlo Creek facilitates the provision of a local ecological linkage as identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .	<b>AO10</b>	No acceptable outcome provided.  Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO11</b>	Development provides public road links where identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> to improve local connectivity, access and servicing arrangements.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	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.	<b>AO12</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone Generally</b>			
<b>PO13</b>	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.	<b>AO13</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone (King Street, Cotton Tree)</b>			
<b>PO14</b>	Development in the Local centre zone at Cotton Tree:- (a) is sympathetic to the urban village character of Cotton Tree; (b) contributes to the vitality of King Street; (c) provides continuous weather protection for pedestrians;	<b>AO14</b>	Development in the Local centre zone at Cotton Tree:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> ;

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

Performance Outcomes		Acceptable Outcomes	
<b>Development in the High Density Residential Zone in Precinct MAR LPP-4 (Wharf Street)</b>			
<b>PO17</b>	<p>Development for an <i>office</i> in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) identified on <b>Local Plan Map LPM22:-</b></p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) forms part of a <i>mixed use development</i>; and</li> <li>(c) maintains the amenity of adjacent or nearby residential premises.</li> </ul>	<b>AO17</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone in Precinct MAR LPP-5 (Maud Street/Sugar Road)</b>			
<b>PO18</b>	<p>Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for <i>offices</i> to be incorporated within existing dwelling houses, provided that such development:-</p> <ul style="list-style-type: none"> <li>(a) maintains the amenity of adjacent or nearby residential premises; and</li> <li>(b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road; and</li> <li>(c) provides for car parking arrangements which are in keeping with a residential appearance and do not dominate the <i>streetscape</i>.</li> </ul>	<b>AO18</b>	<p>Development for an <i>office</i> in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road):-</p> <ul style="list-style-type: none"> <li>(a) is limited to <i>dwelling houses</i> existing prior to the commencement of the planning scheme;</li> <li>(b) provides for all required car parking to be accommodated on site within, behind or beside the main building;</li> <li>(c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and</li> <li>(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.</li> </ul>
<b>Development in the Emerging Community Zone (Sunshine Cove)</b>			
<b>PO19</b>	<p>Development in the Emerging community zone at Sunshine Cove:-</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(c) provides for an interconnected open space network and community facilities that meet the needs of the local community;</li> <li>(d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and</li> <li>(e) protects the function and visual amenity of Maroochy Boulevard</li> </ul>	<b>AO19</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.</p>

Performance Outcomes		Acceptable Outcomes	
	and the Sunshine Motorway.		
<b>Development in the Community Facilities Zone (Tourist Parks)</b>			
<b>PO20</b>	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> .	<b>AO20</b>	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	
<b>Development in the Principal Centre Zone Generally</b>			
<b>Land Use Intent</b>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	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.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	<p>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of <b>Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone)</b> to occur in the relevant precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.19.4.3</b> to occur in the relevant precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in <b>Table 7.2.19.4.3</b> is an inconsistent use and is not intended to occur in the Principal centre zone in Precinct MAR LPP-2 or Precinct MAR LPP-3.</p>	<b>AO3</b>	No acceptable outcome provided.
<b>Integration and Connectivity with the Maroochydore City Centre Priority Development Area</b>			
<b>PO4</b>	Development in the Principal centre zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular	<b>AO4</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	linkages.		
<b>Accessibility, Permeability and Legibility</b>			
<b>PO5</b>	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.	<b>AO5</b>	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 <b>Figure 7.2.19A (Maroochydoore/Kuluin local plan elements)</b> .
<b>PO6</b>	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.	<b>AO6.1</b>	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.
		<b>AO6.2</b>	The pedestrian promenade is designed and constructed in accordance with the specifications shown on <b>Figure 7.2.19B (Maroochydoore Public Pedestrian Promenade Design)</b> .
		<b>AO6.3</b>	Development provides for shade structures, landscaping and directional signage to be installed within the pedestrian promenade.
<b>PO7</b>	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.	<b>AO7.1</b>	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 <b>Figure 7.2.19A (Maroochydoore/Kuluin local plan elements)</b> provides publicly accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
		<b>AO7.2</b>	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.
<b>Built Form</b>			
<b>PO8</b>	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.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development provides buildings that:- (a) are closely related to streets, public spaces and pedestrian routes; (b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate pedestrian movement and other	<b>AO9</b>	Development for a building in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for a maximum <i>site cover</i> of 90% for the podium element, and 50% for the tower element, where the following criteria are met:- (a) the site has a principal <i>frontage</i> of at

Performance Outcomes		Acceptable Outcomes	
	<p>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>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><b>OR</b></p> <p>In all other circumstances, development complies with the <i>site cover</i> requirements of the applicable use code.</p>
<b>PO10</b>	<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>	<p><b>AO10.1</b></p> <p><b>AO10.2</b></p>	<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> <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>
<b>PO11</b>	<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>	<b>AO11</b>	<p>Development ensures that a building incorporates architectural treatments of facades and elevations such that:-</p> <p>(a) semi-enclosed spaces and colonnades are provided at street level where abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered;</p> <p>(b) blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features; and</p> <p>(c) top levels of buildings and roof forms that are shaped to:-</p> <p>(i) reduce their apparent bulk and provide visually attractive skyline silhouettes;</p> <p>(ii) screen mechanical plant from view; and</p> <p>(iii) provide roof-top terraces to</p>

Performance Outcomes		Acceptable Outcomes	
			take advantage of views where appropriate.
<b>PO12</b>	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	<b>AO12</b>	Development ensures that a building is finished with external building materials and colours that:- (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.
<b>PO13</b>	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> .	<b>AO13.1</b>	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.
		<b>AO13.2</b>	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.
		<b>AO13.3</b>	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.
<b>Active Streets and Public Spaces</b>			
<b>PO14</b>	Development on a <i>site</i> identified as having an active <i>frontage</i> on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> provides a continuous pedestrian friendly <i>façade</i> and incorporates activities located at ground level that promote a vibrant and lively <i>streetscape</i> character.	<b>AO14</b>	Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b> .
<b>PO15</b>	Development involving new or extended large floor plate retail uses is located and designed to contribute to vibrant and active streets and public places.	<b>AO15</b>	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 <i>sleeving</i> uses.
<b>PO16</b>	Development ensures that the ground floor level of a building:- (a) is adaptable, allowing for changes in land use over time; and (b) distinguish the commercial and sub-tropical identity of the Maroochydore Principal Regional Activity Centre.	<b>AO16</b>	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.
<b>PO17</b>	Development provides for footpaths and walkways intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	<b>AO17</b>	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on <b>Figure 7.2.19A (Maroochydore/Kuluin local</b>

Performance Outcomes		Acceptable Outcomes	
			<p><b>plan elements</b>); and</p> <p>(ii) 2.7 metres provided for <i>secondary active street frontages</i> specified on <b>Figure 7.2.19A (Maroochydore/Kuluin local plan elements)</b>; and</p> <p>(b) a shelter type that comprises one or more of the following:-</p> <p>(i) verandah;</p> <p>(ii) colonnade;</p> <p>(iii) awning;</p> <p>(iv) covered pergola;</p> <p>(v) arcade.</p>
<b>Housing Diversity</b>			
<b>PO18</b>	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.	<b>AO18</b>	<p>Development ensures at least 10% of all <i>dwelling</i>s on a <i>site</i> are equal to or less than 100m<sup>2</sup> in <i>gross floor area</i>.</p> <p>Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.</p>
<b>Streetscapes, Public Spaces and Landscapes<sup>2</sup></b>			
<b>PO19</b>	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	<p><b>AO19.1</b></p> <p><b>AO19.2</b></p> <p><b>AO19.3</b></p> <p><b>AO19.4</b></p>	<p>Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, where such front the street.</p> <p>Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height.</p> <p>Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation.</p> <p>Development provides footpath paving treatments and street furniture that integrate with adjoining development and setback areas and align with public footpaths.</p>
<b>PO20</b>	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:-	<b>AO20</b>	No acceptable outcome provided.
	<p>(a) a high level of non-discriminatory pedestrian access to maintain an <i>active frontage</i>;</p> <p>(b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i>.</p>		
<b>PO21</b>	Development provides for art installations to be incorporated where possible, as an essential element to engage users of the urban environment.	<b>AO21</b>	No acceptable outcome provided.
<b>Car Parking</b>			
<b>PO22</b>	Development provides for or contributes to the provision of consolidated or	<b>AO22</b>	No acceptable outcome provided.

<sup>2</sup> These provisions are intended to supplement the *Landscape code*.



Performance Outcomes		Acceptable Outcomes	
	shared car parking which serves a variety of nearby uses.		
<b>PO23</b>	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.	<b>AO23.1</b>	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.
		<b>AO23.2</b>	Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
<b>PO24</b>	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> .	<b>AO24.1</b>	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.
		<b>AO24.2</b>	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.
<b>Development in the Principal Centre Zone in Precinct MAR LPP-1 (City Core)</b>			
<b>PO25</b>	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) identified on <b>Local Plan Map LPM22</b> 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.	<b>AO25</b>	No acceptable outcome provided.
<b>PO26</b>	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) does not comprise <i>showrooms</i> so that it does not delay or compromise the following:- (a) the capacity of the existing and planned road transport infrastructure networks in the Maroochydore Principal Regional Activity Centre; (b) the employment potential of the Maroochydore Principal Regional Activity Centre; (c) the intended urban design outcomes for the Maroochydore Principal Regional Activity Centre; (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal Regional Activity Centre.	<b>AO26</b>	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(d) facilitates a high level of accessibility to the Maroochydore Station transit interchange;</li> <li>(e) provides for development which reinforces and activates the public pedestrian and urban open space link along Cornmeal Creek;</li> <li>(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;</li> <li>(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;</li> <li>(h) maintains existing vehicular access points; and</li> <li>(i) provides integrated and functional car parking and access arrangements that do not dominate the street.</li> </ul>		
<b>Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area)</b>			
<b>PO29</b>	Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Hospitality Area) identified on <b>Local Plan Map LPM22</b> 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.	<b>AO29</b>	No acceptable outcome provided.
<b>Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)</b>			
<b>PO30</b>	Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on <b>Local Plan Map LPM22</b> complies with the following:- <ul style="list-style-type: none"> <li>(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>;</li> <li>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</li> <li>(c) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority;</li> </ul>	<b>AO30</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(d) development with a <i>frontage</i> to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable;</p> <p>(e) development provides for bicycle and pedestrian infrastructure which connects the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.</p>		
<b>PO31</b>	Development provides for all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m <sup>2</sup> per tenancy.	<b>AO31</b>	No acceptable outcome provided.
<b>Development in the Principal Centre Zone in Precinct in MAR LPP-3 (Maroochy Boulevard/Dalton Drive)</b>			
<b>PO32</b>	<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>	<b>AO32</b>	No acceptable outcome provided.
<b>PO33</b>	<p>Development provides for the following:-</p> <p>(a) all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m<sup>2</sup> 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 20,000m<sup>2</sup> for the precinct.</p>	<b>AO33</b>	No acceptable outcome provided.
<b>PO34</b>	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.	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	Development to the north of the Dalton Drive east-west extension is integrated with the adjoining development in the Priority Development Area, having regard to block size, access arrangements, intended uses, built form and stormwater flow requirements.	<b>AO35</b>	No acceptable outcome provided.
<b>PO36</b>	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	<b>AO36</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	transport infrastructure elements is maintained.		
<b>PO37</b>	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.	<b>AO37</b>	No acceptable outcome provided.
<b>PO38</b>	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.	<b>AO38</b>	No acceptable outcome provided.
<b>PO39</b>	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochy Regional Activity Centre.	<b>AO39</b>	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.

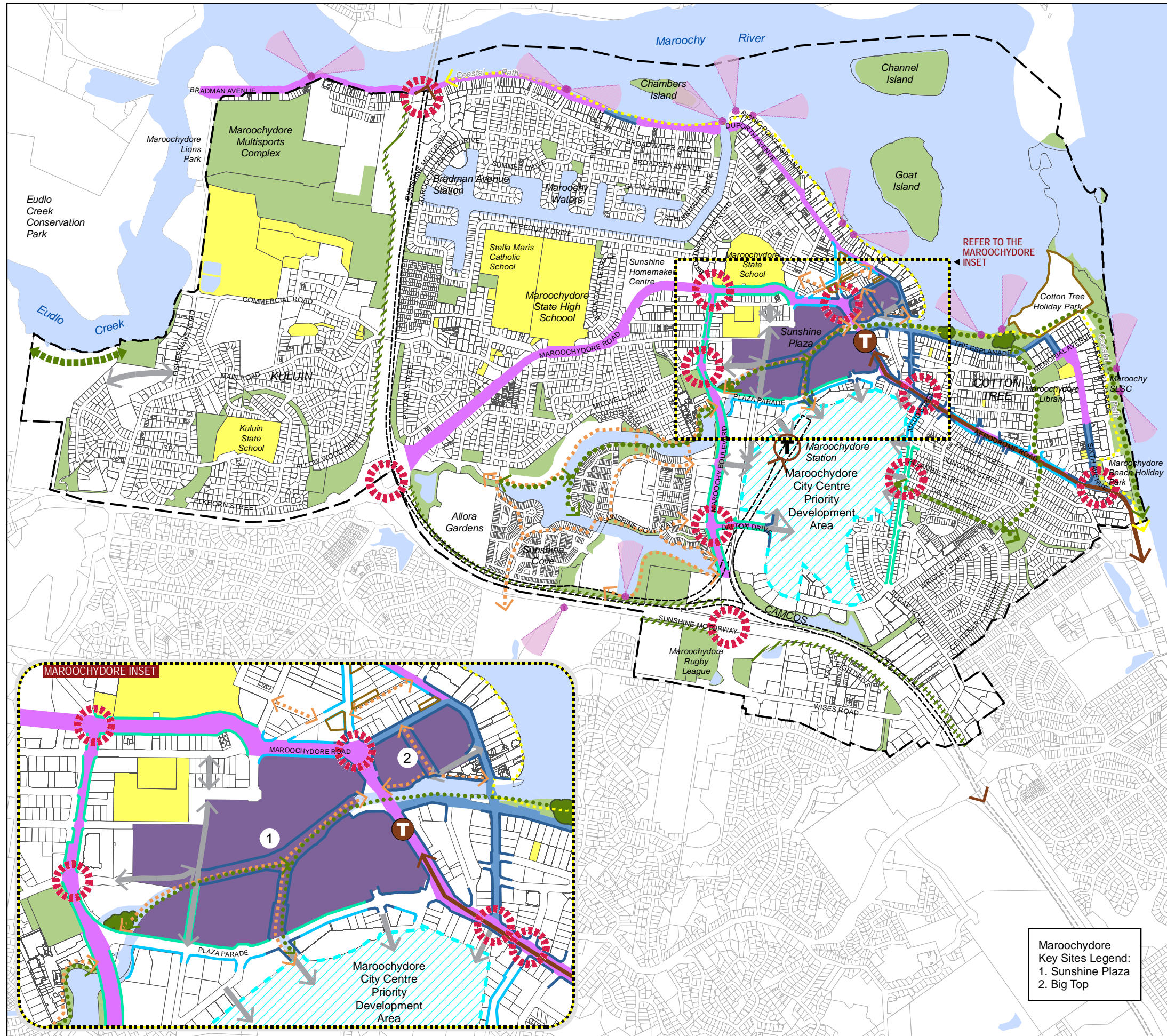
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)</b>	
<b>Residential activities</b>	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</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
<b>Business activities</b>	
(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 <sup>2</sup> ) (i) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 450m <sup>2</sup> ) (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>	(a) <i>Garden centre</i> (where exceeding a <i>gross leasable floor area</i> of 450m <sup>2</sup> ) (b) <i>Hardware and trade supplies</i> (where exceeding a <i>gross leasable floor area</i> of 450m <sup>2</sup> ) (c) <i>Showroom</i> (where each individual tenancy exceeds a <i>gross leasable floor area</i> of 3,000m <sup>2</sup> ) (d) <i>Tourist attraction</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(p) <i>Service station</i> (q) <i>Shop</i> (if not involving a <i>department store</i> ) (r) <i>Shopping centre</i> (if not involving a <i>department store</i> ) (s) <i>Showroom</i> (where each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m <sup>2</sup> ) (t) <i>Theatre</i> (u) <i>Veterinary services</i>	
<b>Industrial activities</b>	
<i>Service industry</i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
<b>Community activities</b>	
(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
<b>Sport and recreation activities</b>	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
<b>Other activities</b>	
(a) <i>Major electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) <i>Parking station</i> (c) <i>Telecommunications facility</i> (where other than a freestanding tower) (d) <i>Utility installation</i> (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.

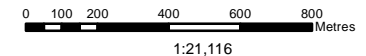
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
<i>Caretaker's accommodation</i>	None
<b>Business activities</b>	
(a) <i>Food and drink outlet</i> (where located on Council owned or controlled land, conducted in association with an open space or sport and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



**LEGEND**

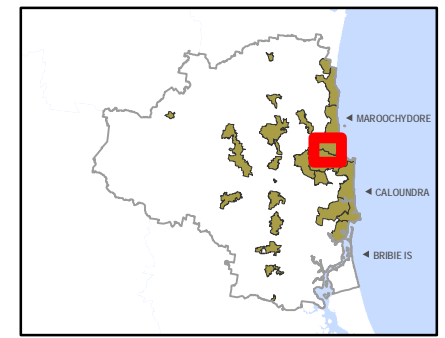
- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Secondary Active Street Frontage
- Landscape Setback
- Primary Streetscape Treatment Area
- Boulevard Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Greenspace Link
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Significant View
- Heritage Place<sup>Note 2</sup>
- Key Pedestrian/Cycle Linkage
- Coastal Path<sup>Note 4</sup>
- 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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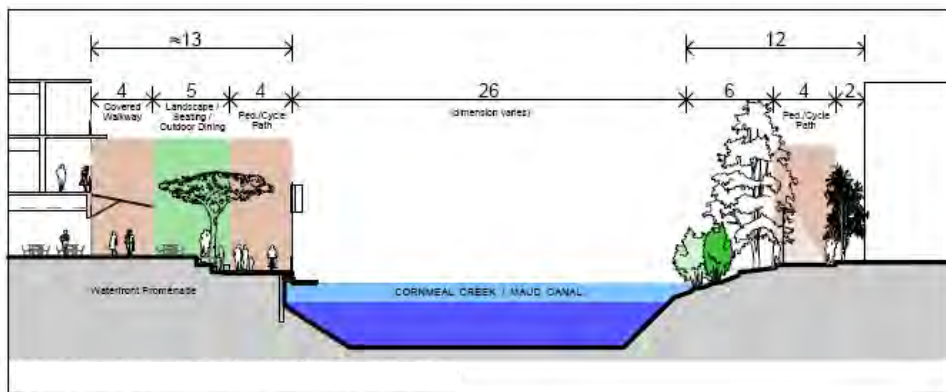
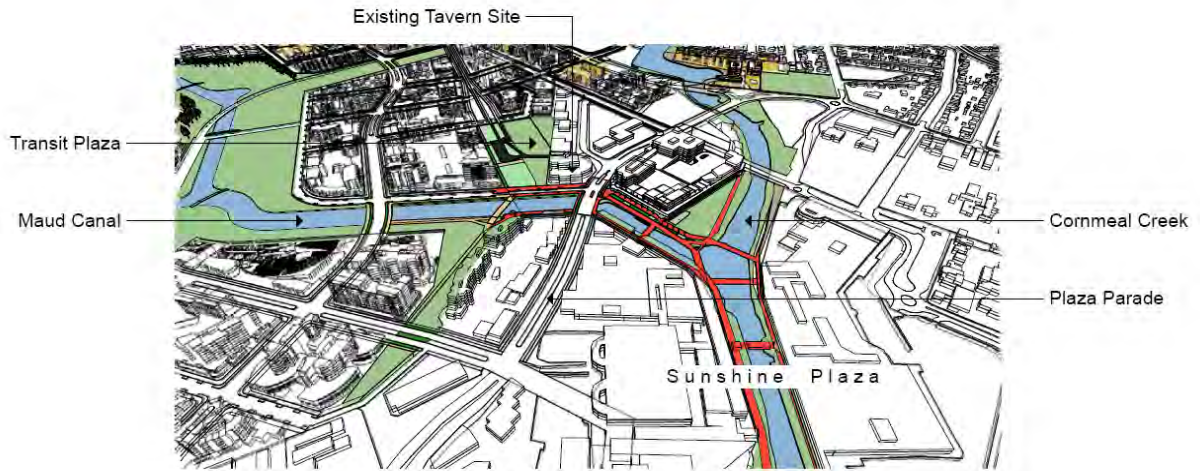
Maroochydore Key Sites Legend:  
 1. Sunshine Plaza  
 2. Big Top

Figure 7.2.19A (Maroochydore/Kuluin Local Plan Elements)

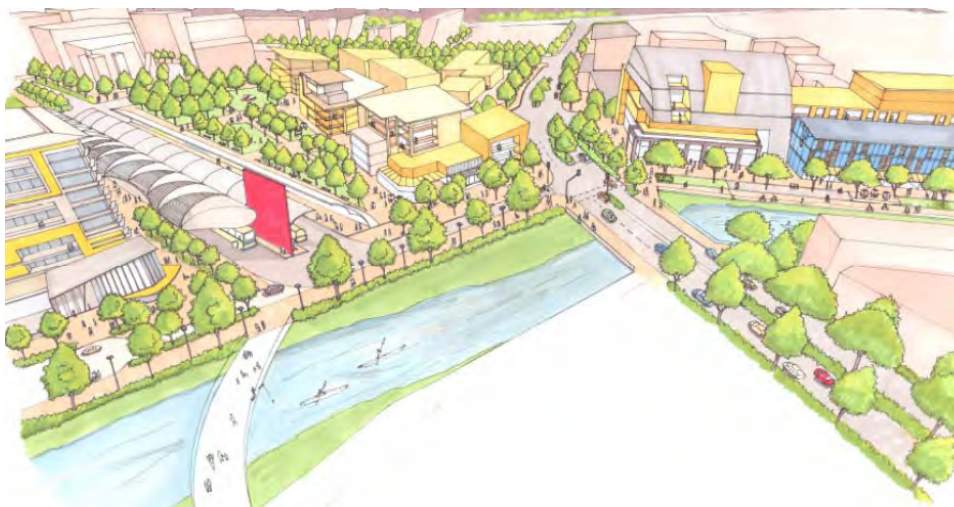




Figure 7.2.19B Maroochydore Public Pedestrian Promenade Design



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 Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including *food and drink outlets, function facilities, bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere.
  - (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness

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

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

## 7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

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

Performance Outcomes		Acceptable Outcomes	
<b>PO3</b>	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.	<b>AO3</b>	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 <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .
<b>PO4</b>	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.	<b>AO4.1</b>  <b>AO4.2</b>	Development protects and enhances the greenspace links identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .  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.
<b>PO5</b>	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.	<b>AO5.1</b>          <b>AO5.2</b>	Development on sites identified on <b>Figure 7.2.20B (Brisbane Road upgrade)</b> 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.
<b>PO6</b>	Development improves pedestrian accessibility by providing through block linkages as shown on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .	<b>AO6</b>	No acceptable outcome provided.
<b>Development in the District Centre Zone Generally</b>			
<b>PO7</b>	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical	<b>AO7</b>	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where

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



Performance Outcomes		Acceptable Outcomes	
	Carpark) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> provides for well designed, accessible and integrated public car parking to meet the public parking needs.		
<b>PO11</b>	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> , 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> .	<b>AO11</b>	No acceptable outcome provided.
<b>Development in the Tourist Accommodation Zone Generally</b>			
<b>PO12</b>	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.	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	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.	<b>AO13.1</b>	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 <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> :- (a) is built to the front boundary; (b) provides a fine scale built form; (c) has building openings overlooking the street; (d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; and (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.

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

Performance Outcomes		Acceptable Outcomes	
	<p>provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 <i>storeys</i>.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> <li>• exemplar architecture and landscape design (refer PO14);</li> <li>• over-sized guest rooms;</li> <li>• expansive lobby;</li> <li>• multiple restaurants;</li> <li>• conference facilities;</li> <li>• wide passageways;</li> <li>• high ceiling heights;</li> <li>• dedicated service lift;</li> <li>• housekeeping and linen store on every floor;</li> <li>• covered porte cochere capable of bus set down; and</li> <li>• publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool).</li> </ul> <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>		
<b>Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)</b>			
<b>PO16</b>	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on <b>Local Plan Map LPM34</b> provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars and hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere.	<b>AO16</b>	No acceptable outcome provided.
<b>Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)</b>			
<b>PO17</b>	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> :- (a) provides for the site to be redeveloped as a high quality,	<b>AO17</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting 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>		
<b>PO18</b>	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b>:-</p> <p>(a) improves vehicular accessibility into and through the site with primary access provided for from a road other than Parkyn Parade;</p>	<b>AO18.1</b>	<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 <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b>;</p> <p>(b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry</p>

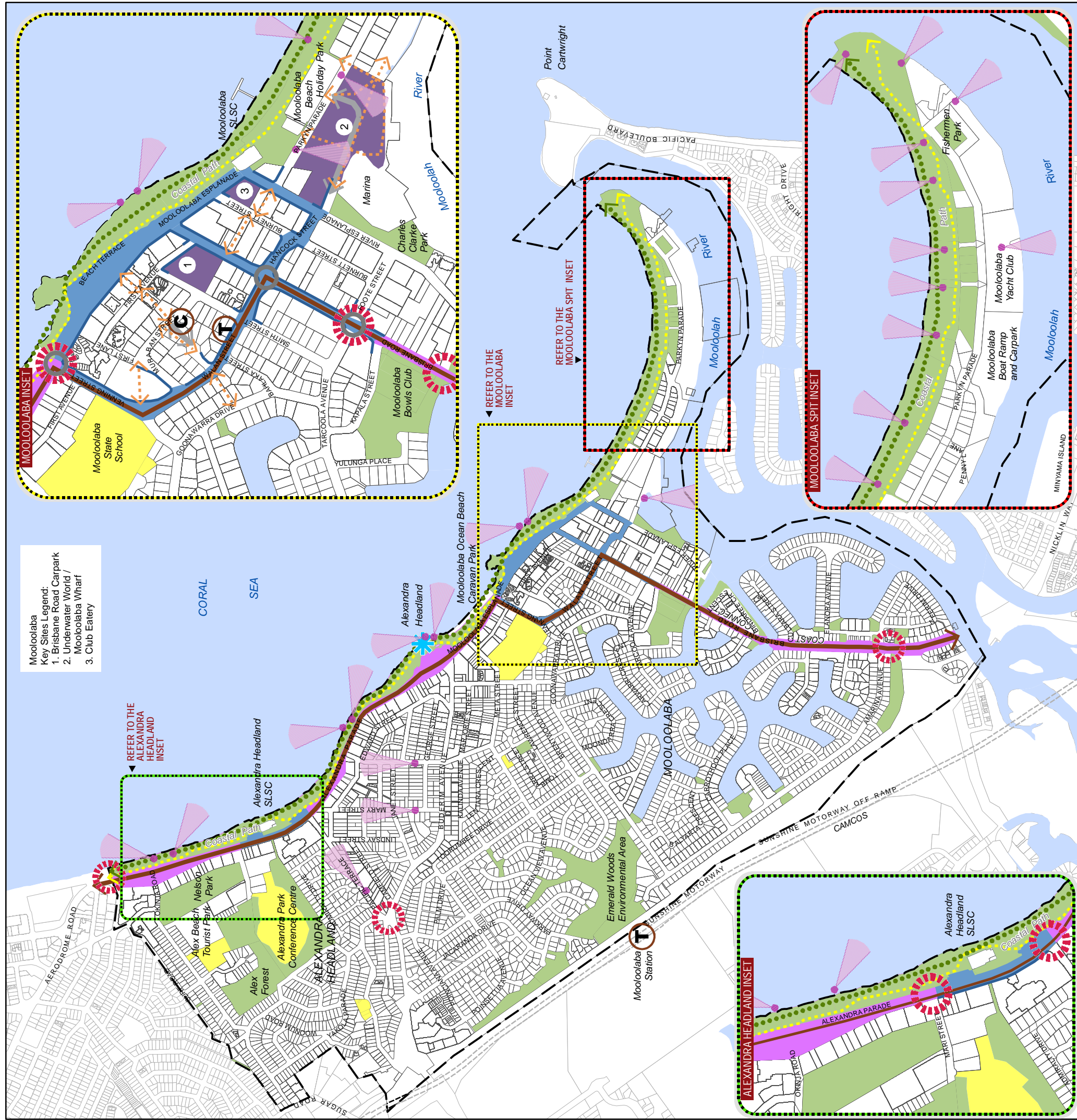
Performance Outcomes		Acceptable Outcomes	
	<p>(b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and</p> <p>(c) provides for well designed, accessible and integrated public car parking.</p>	<p><b>AO18.2</b></p> <p><b>AO18.3</b></p>	<p>boulevard;</p> <p>(c)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

Performance Outcomes		Acceptable Outcomes	
<b>Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)</b>			
<b>PO21</b>	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 <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> to improve local connectivity.	<b>AO21</b>	No acceptable outcome provided.
<b>Development in the High Density Residential Zone in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)</b>			
<b>PO22</b>	Development in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation) identified on <b>Local Plan Map LPM34</b> 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 <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .	<b>AO22</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone at Alexandra Headland</b>			
<b>PO23</b>	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.	<b>AO23</b>	No acceptable outcome provided.
<b>Development in the Waterfront and Marine Industry Zone</b>			
<b>PO24</b>	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	<b>AO24</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>improvements along Parkyn Parade; and</p> <p>(g) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
<b>Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)</b>			
<b>PO25</b>	<p>Development in the Sport and recreation zone at The Yacht Club and boat ramp:-</p> <p>(a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated <i>ancillary</i> uses;</p> <p>(b) improves public access between Parkyn Parade and the Mooloolah River;</p> <p>(c) provides required car-parking on site;</p> <p>(d) contributes to streetscape improvements along Parkyn Parade; and</p> <p>(e) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>	<b>AO25</b>	No acceptable outcome provided.
<b>Development in the Community Facilities Zone</b>			
<b>PO26</b>	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> .	<b>AO26</b>	No acceptable outcome provided.
<b>PO27</b>	<p>Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on <b>Local Plan Map LPM34</b> provides for:-</p> <p>(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;</p> <p>(b) building design which addresses the street and adjoining parkland;</p> <p>(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</p> <p>(d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.</p>	<b>AO27</b>	No acceptable outcome provided.







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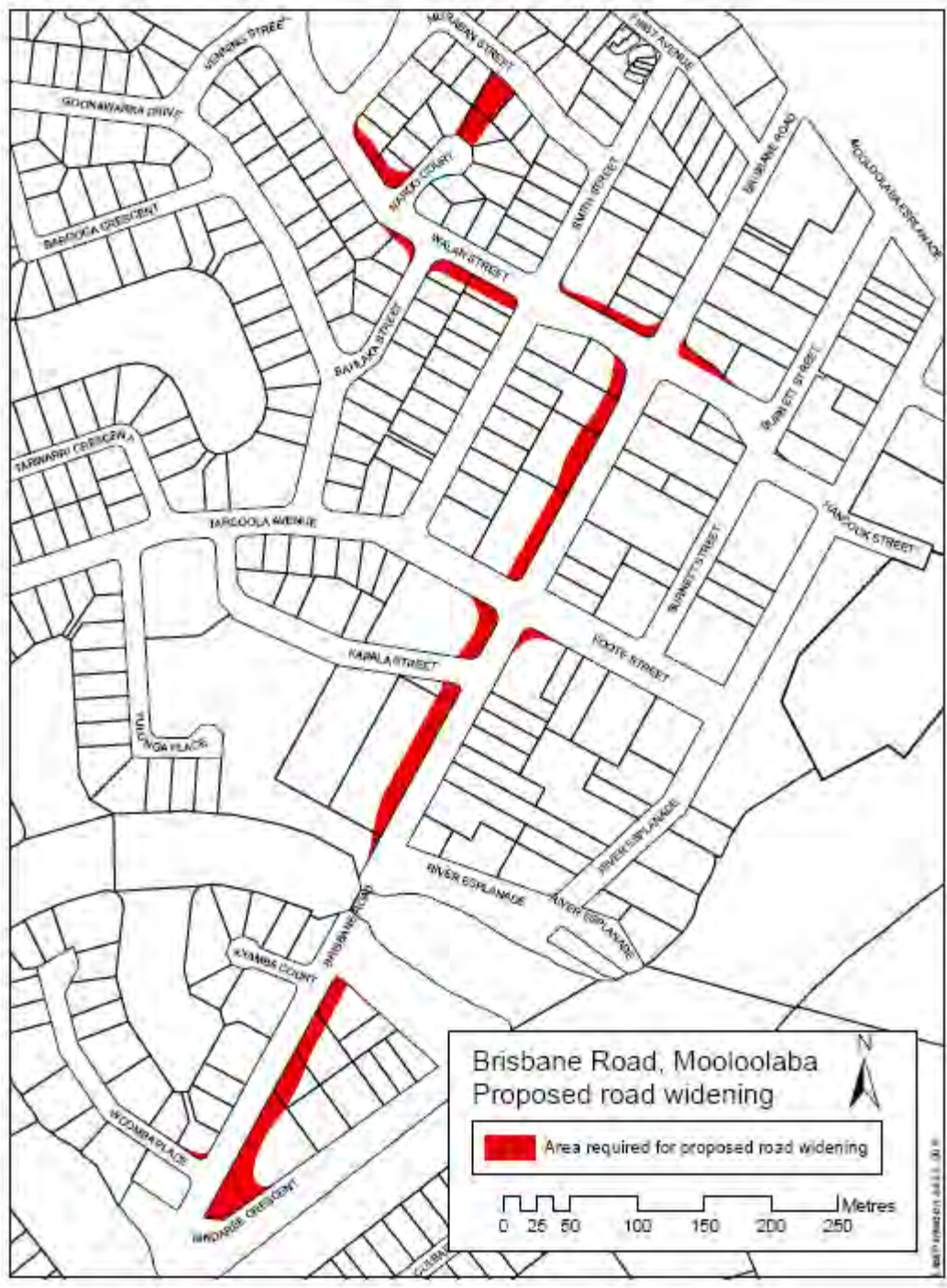
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**Note 1:** For contextual purposes only.  
**Note 4:** Indicative alignment, subject to further investigation in some areas.

**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 <b>Figure 7.2.21A (Mooloolah local plan elements)</b> .
		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 <b>Figure 7.2.21A (Mooloolah local plan elements)</b> ; 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>
<b>PO3</b>	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.	<p><b>AO3.1</b></p> <p><b>AO3.2</b></p> <p><b>AO3.3</b></p>	<p>Development adjacent to the primary streetscape treatment area or the identified gateway/entry point within the town centre on <b>Figure 7.2.21A (Mooloolah local plan elements)</b> 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> <p>Development adjacent to the gateway/entry point on Mooloolah Road at the South Mooloolah River identified on <b>Figure 7.2.21A (Mooloolah local plan elements)</b> 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> <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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	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> .	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development on land with frontage to the Mooloolah River and South Mooloolah River, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.21A (Mooloolah local plan elements)</b> , facilitates the provision of the local ecological linkage.	<b>AO5</b>	<p>No acceptable outcome provided.</p> <p>Editor's Note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO6</b>	Development does not compromise the future provision and operation of	<b>AO6</b>	No acceptable outcome provided.

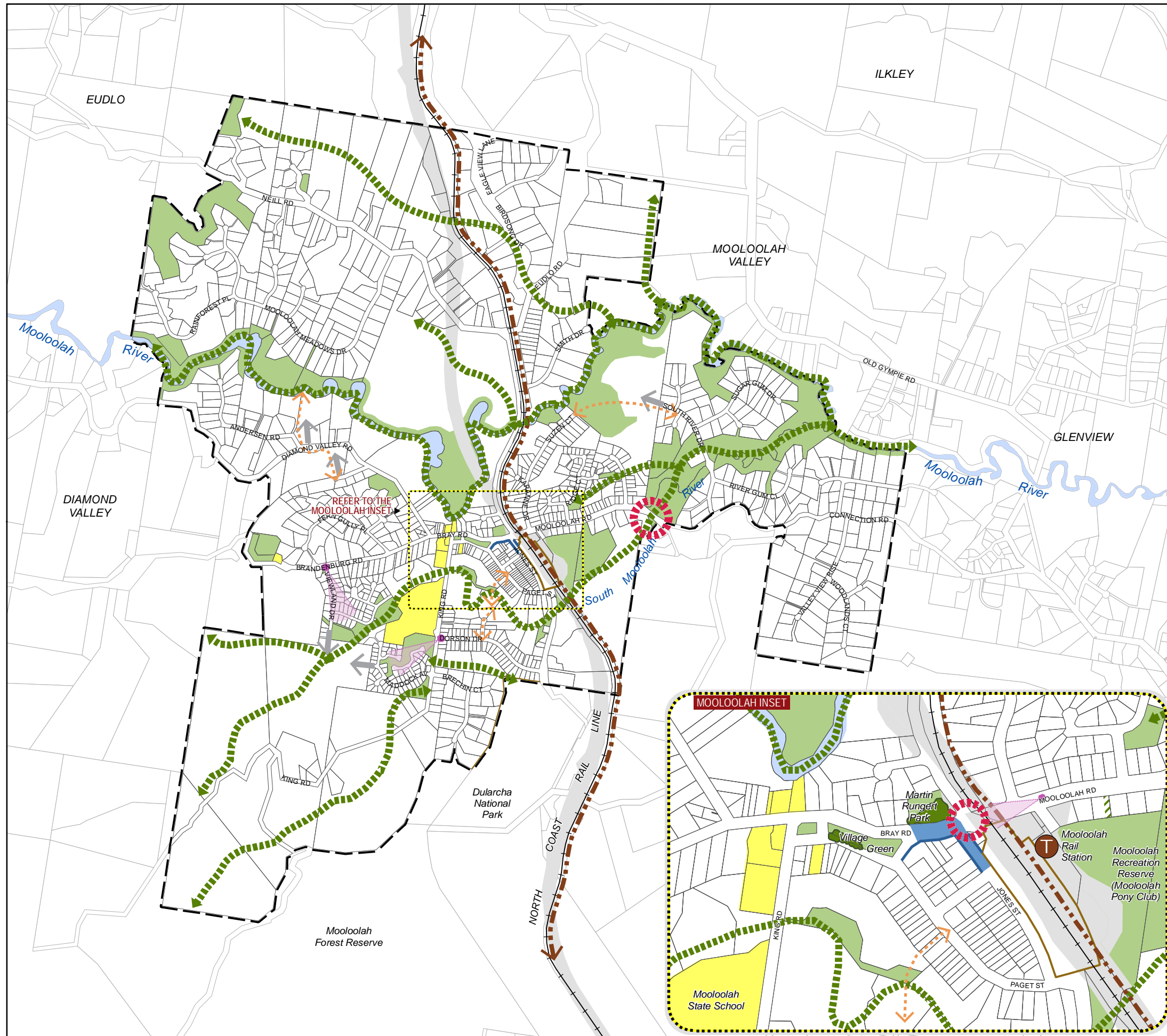


Performance Outcomes		Acceptable Outcomes	
	<p><i>transport networks</i> including:-</p> <ul style="list-style-type: none"> <li>(a) the proposed North Coast Rail Line realignment and duplication;</li> <li>(b) the potential future road overpass connecting Mooloolah Road and Jones Street; and</li> <li>(c)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

Performance Outcomes		Acceptable Outcomes	
<b>Development in the Local Centre Zone (Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road)</b>			
<b>PO9</b>	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:- (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.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	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.	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone</b>			
<b>PO11</b>	Development in the Medium density residential zone:- (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.	<b>AO11</b>	Development in the Medium density residential zone:- (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

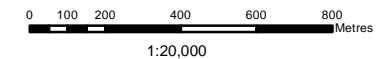
Performance Outcomes		Acceptable Outcomes	
			native <i>vegetation</i> areas and provides appropriate riparian buffers to South Mooloolah River.
<b>Development in the Low Density Residential Zone and Rural Residential Zone</b>			
<b>PO12</b>	Reconfiguring a lot in the Low density residential zone and 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.	<b>AO12.1</b>  <b>AO12.2</b>	Development in the Low density residential zone provides for lots which are a minimum of 1,000m <sup>2</sup> in area.  Development in the Rural residential zone provides for lots which are a minimum of 4,000m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.
<b>PO13</b>	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.	<b>AO13</b>	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on <b>Figure 7.2.21A (Mooloolah local plan elements)</b> ; (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 <b>Figure 7.2.21A (Mooloolah local plan elements)</b> , 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<sup>Note 1</sup>
  - Primary Active Street Frontage
  - Primary Streetscape Treatment Area
  - Local Ecological Linkage
  - Greenspace<sup>Note 1</sup>
  - Community Activity/Facility<sup>Note 1</sup>
  - Landscape Buffer
  - Character Vegetation
  - Gateway/Entry Point
  - Significant View
  - Heritage Place<sup>Note 2</sup>
  - 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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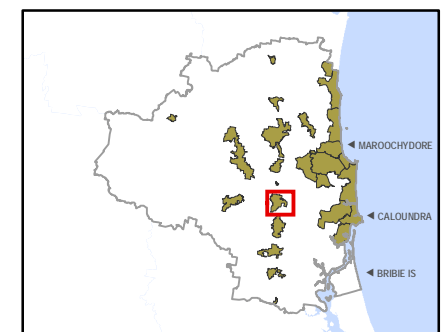


Figure 7.2.21A  
 (Mooloolah Local Plan Elements)



## 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) Development in the Major centre zone provides for mixed use premises incorporating residential uses above the ground storey so as to provide greater vitality and causal surveillance within the town centre and achieve residential densities that support centre functions and public transport. Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
  - (f) Development in Precincts NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live music which creates a vibrant atmosphere.



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

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

#### 7.2.22.4 Performance outcomes and acceptable outcomes

**Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	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.	<b>AO2.1</b>  <b>AO2.2</b>  <b>AO2.3</b>	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.  Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on <b>Figure 7.2.22A (Nambour local plan elements)</b> .  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 <b>Figure 7.2.22A (Nambour local plan elements)</b> .  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.
<b>PO3</b>	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	<b>AO3</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.		
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the contemporary rural town character of, and sense of entry and arrival to, Nambour.	AO4.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on <b>Figure 7.2.22A (Nambour local plan elements)</b> 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 <b>Figure 7.2.22A (Nambour local plan elements)</b> 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— <b>Section 9.4.2 (Landscape code)</b> 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 <b>Figure 7.2.22A (Nambour local plan elements)</b> , facilitates the provision of the local ecological linkage.	AO5	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
PO6	Development protects prominent hillsides, ridgelines and escarpments in the local plan area through sensitive and innovative lot layouts and building siting and design.	AO6	No acceptable outcome provided.
PO7	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including, but not limited to, those connections identified conceptually on <b>Figure 7.2.22A (Nambour local plan elements)</b> .	AO7	No acceptable outcome provided.
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North	AO8	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
			<p>(Articulated and 'fine grain' skyline); and</p> <p>(iii) understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(g) ensures that signage is integrated with the building;</p> <p>(h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(i) provides all weather protection along active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i>;</p> <p>(j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on <b>Figure 7.2.22A (Nambour local plan elements)</b>; and</p> <p>(k) provides for on-site car parking at the rear or below ground level of the development.</p>
<b>PO11</b>	<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>	<b>AO11</b>	No acceptable outcome provided.
<b>Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Hospitality Area) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)</b>			
<b>PO12</b>	<p>Development in Precinct NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) identified on <b>Local Plan Map LPM18</b> 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>	<b>AO12</b>	No acceptable outcome provided.
<b>Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)</b>			
<b>PO13</b>	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) identified on <b>Local Plan Map LPM18</b> provides for a proportional share of the total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket or discount department store</i>, with a <i>gross leasable floor area</i> not exceeding</p>	<b>AO13</b>	No acceptable outcome provided.

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

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

Performance Outcomes		Acceptable Outcomes	
	<p>Column 1 of <b>Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)</b> to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.22.4.2</b> 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 <b>Table 7.2.22.4.2</b> 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 <b>Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)</b>.</p>		
<b>PO21</b>	<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>	<b>AO21</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone in Precinct NAM LPP-4 (Nambour Health Hub)</b>			
<b>PO22</b>	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on <b>Local Plan Precinct Map LPM18</b>:-</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>	<b>AO22</b>	No acceptable outcome provided.
<b>PO23</b>	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on <b>Local Plan Map LPM18</b> provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of <b>Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)</b> to occur in the</p>	<b>AO23</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
	<p>precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.22.4.3</b> 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 <b>Table 7.2.22.4.3</b> 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 <b>Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)</b>.</p>		
<b>PO24</b>	<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><b>AO24.1</b></p> <p><b>AO24.2</b></p> <p><b>AO24.3</b></p> <p><b>AO24.4</b></p> <p><b>AO24.5</b></p> <p><b>AO24.6</b></p>	<p>Development provides for the retention and adaptive re-use of existing residential buildings, with limited external modification.</p> <p><b>OR</b></p> <p>New buildings are sited and designed to be of an appearance and scale that is sympathetic to existing residential development in the locality.</p> <p>Development provides for business uses to address the street with attractive buildings and landscaping established along <i>frontages</i> to Blackall Terrace, Nambour-Mapleton Road, and Hospital Road.</p> <p>Development provides for safe, efficient and legible pedestrian access to the hospitals and associated medical and related uses in the locality.</p> <p>Development provides for on-site car parking areas to be located behind, under or at one side of buildings such that parking areas do not dominate the street or interfere with the continuity of the <i>streetscape</i>.</p> <p>Development is undertaken in accordance with a car parking and public transport management plan which identifies how the operational needs of the development are to be met through a combination of travel modes such that there is a reduction in demand for on-site car parking.</p> <p>Where located in a character area identified on a Heritage and character areas overlay map, development provides for shared access driveways between <i>sites</i> where there is restricted access within one <i>site</i> to gain rear access.</p>

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

Performance Outcomes		Acceptable Outcomes	
	<p>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>		
<b>PO28</b>	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.	<b>AO28</b>	No acceptable outcome provided.
<b>Development in the Community Facilities Zone (Sundale Nambour Garden Village)</b>			
<b>PO29</b>	<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>	<b>AO29</b>	No acceptable outcome provided.
<b>PO30</b>	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.	<b>AO30</b>	<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>
<b>PO31</b>	<p>Development in the Community facilities zone (Sundale Nambour Garden Village):-</p> <p>(a) preserves the amenity of adjacent land and <i>dwelling houses</i>;</p> <p>(b) does not dominate the <i>streetscape</i></p>	<b>AO31</b>	No acceptable outcome provided.

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

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

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

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

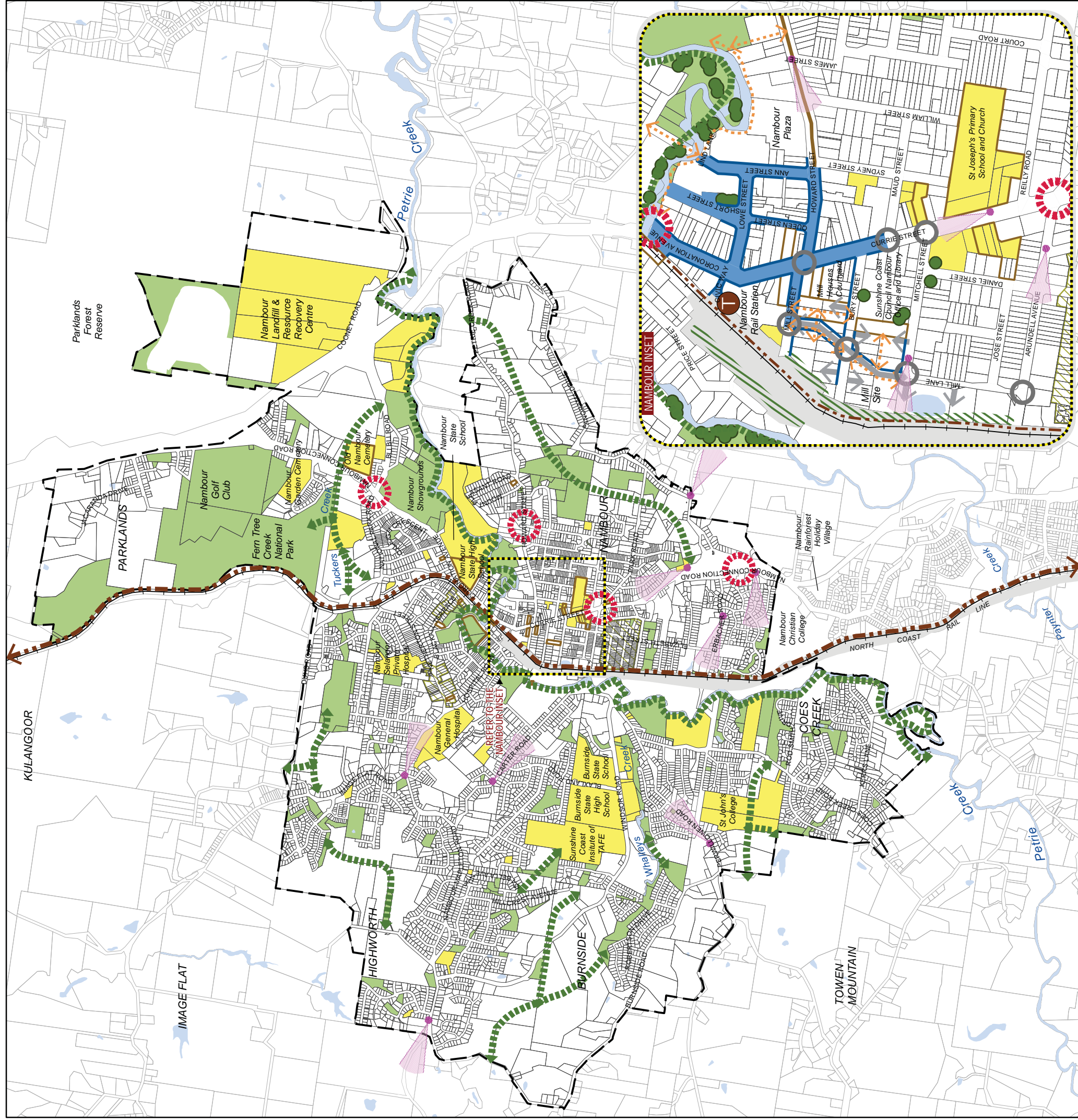
Column 1 Consistent uses	Column 2 Potentially consistent uses
gross leasable floor area)	
(jj) Showroom	
(kk) Veterinary services	
<b>Industrial activities</b>	
(c) Service industry	Research and technology industry
(d) Low impact industry (where occupying not more than 200m <sup>2</sup> of gross leasable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

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

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

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

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



**LEGEND**

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

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Geocentric Datum of Australia 1994 (GDA94)

Scale: 1:28,686

Scale bar: 0, 200, 400, 800, 1,200, 1,600 Metres

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

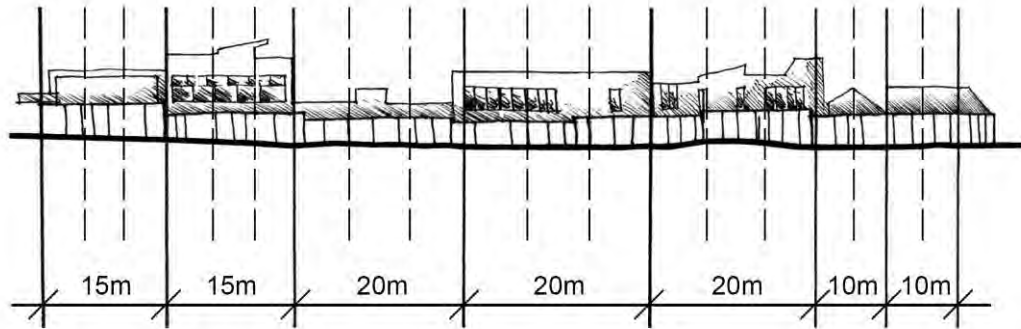
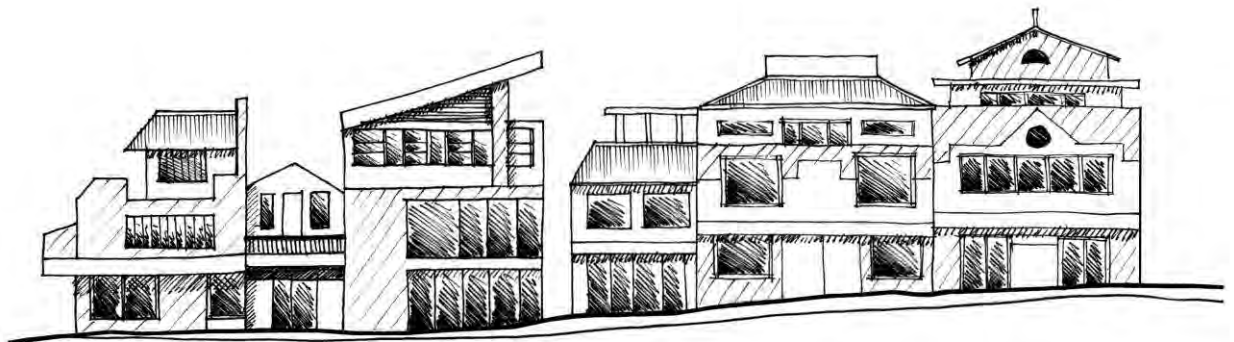


Figure 7.2.22C Articulated and 'fine grain' skyline





## 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>			
<b>PO1</b>	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.	<b>AO1.1</b>	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 <b>Figure 7.2.23A (Palmwoods local plan elements)</b> .
		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 <b>Figure 7.2.23A (Palmwoods local plan elements)</b> ; (c) bushland along Woombye-Palmwoods Road, Eudlo Road and Palmwoods-Montville Road; and (d) other character <i>vegetation</i> identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> .  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 <b>Figure 7.2.23A (Palmwoods local plan elements)</b> 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— <b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<b>AO4</b>	<p>Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b>.</p>
<b>PO5</b>	<p>Development is sited and designed in a manner which sensitively responds to local topography.</p>	<b>AO5</b>	<p>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.</p>
<b>PO6</b>	<p>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 <b>Figure 7.2.23A (Palmwoods local plan elements)</b>, facilitates the provision of the local ecological linkage.</p>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO7</b>	<p>Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line.</p>	<b>AO7</b>	<p>No acceptable outcome provided.</p>
<b>PO8</b>	<p>Development for a <i>food and drink outlet</i> 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>AO8</b>	<p>No acceptable outcome provided.</p>
<b>Development in the Local Centre Zone</b>			
<b>PO9</b>	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Palmwoods' role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of goods and services to meet the convenience needs of Palmwoods' resident population and immediately surrounding rural community.</p>	<b>AO9</b>	<p>No acceptable outcome provided.</p>
<b>PO10</b>	<p>Development in the Local centre zone provides for:-</p> <p>(a) Main Street to be retained as the primary focus for centre activities; and</p> <p>(b) development along Margaret Street to be limited to small scale, low intensity business uses with low</p>	<b>AO10</b>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	traffic generation.		
<b>PO11</b>	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the rural town character and identity of Palmwoods;</li> <li>(b) addresses the street;</li> <li>(c) complements the traditional built form and <i>streetscape</i>;</li> <li>(d) creates vibrant and active streets and public spaces;</li> <li>(e) provides continuous weather protection for pedestrians;</li> <li>(f) uses traditional building materials; and</li> <li>(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.</li> </ul>	<b>AO11</b>	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> <li>(a) provides for Main Street and Margaret Street to be maintained and enhanced as attractive and pedestrian friendly main streets;</li> <li>(b) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b>;</li> <li>(c) maintains the appearance of fine-grained shopfronts addressing the street;</li> <li>(d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings;</li> <li>(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;</li> <li>(f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street;</li> <li>(g) has building openings overlooking and addressing the street;</li> <li>(h) incorporates vertical proportions on the front façade and well defined shopfronts and entry doors;</li> <li>(i) uses traditional building materials (timber cladding and corrugated iron roofing);</li> <li>(j) uses understated colour schemes and low-reflective roofing and cladding materials;</li> <li>(k) ensures that signage is integrated with the building;</li> <li>(l) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</li> <li>(m) provides for vehicular access to be from the rear of sites where required to preserve old stone retaining walls; and</li> <li>(n) retains on-street car parking and provides for on-site car parking behind buildings at the rear of the development.</li> </ul>
<b>PO12</b>	<p>Redevelopment of disused railway land adjacent to Main Street in the vicinity of Church Street:-</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line;</li> <li>(c) provides for the retention and/or</li> </ul>	<b>AO12</b>	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>		
<b>Development in the Medium Impact Industry Zone</b>			
<b>PO13</b>	<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>	<b>AO13</b>	No acceptable outcome provided.
<b>Development in the Low Impact Industry Zone</b>			
<b>PO14</b>	<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>	<b>AO14</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone</b>			
<b>PO15</b>	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.	<b>AO15.1</b>	Reconfiguring a lot in the Low density residential zone has a minimum lot size of 800m <sup>2</sup> .
		<b>AO15.2</b>	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid street layout and subdivision pattern.
<b>PO16</b>	<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>	<b>AO16</b>	<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 <b>Figure 7.2.23A (Palmwoods local plan elements)</b>.</p>

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

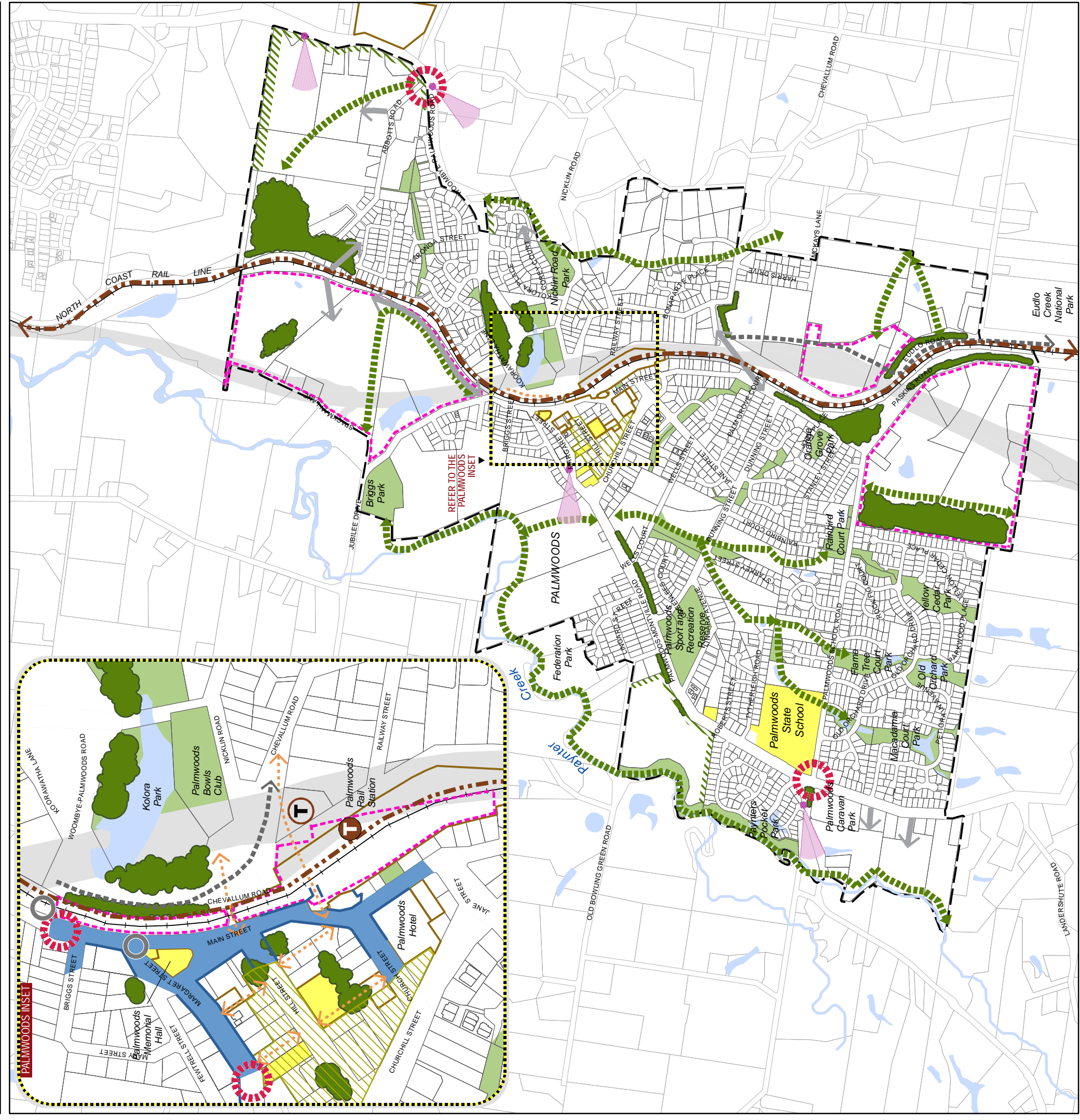
Performance Outcomes		Acceptable Outcomes	
	Town Centre.		Figure 7.2.23A (Palmwoods local plan elements).
PO22	Development in the Emerging community zone provides for:- (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local ecological linkages identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.	AO22	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)</b>			
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.
<b>Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)</b>			
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.
<b>Development of Surplus Railway land and Rural land within the Urban Growth Management Boundary not available for Urban Purposes at Commencement of Planning Scheme</b>			
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.		
<b>PO26</b>	<p>Development of rural land within the urban growth management boundary, where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b>, and made available in the life of the planning scheme (once the North Coast Railway is realigned):-</p> <ul style="list-style-type: none"> <li>(a) provides for predominantly low density residential development;</li> <li>(b) is already connected to or can be efficiently connected to the <i>infrastructure</i> required to service the land;</li> <li>(c) is sympathetic to the rural town character and heritage of Palmwoods;</li> <li>(d) avoids development of land subject to constraints and protects <i>ecologically important areas</i>;</li> <li>(e) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape;</li> <li>(f) protects visual amenity from Woombye-Palmwoods Road, Eudlo Road and the re-aligned rail line;</li> <li>(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;</li> <li>(h) provides appropriate open space to service the local community; and</li> <li>(i) provides effective buffering to adjoining rural areas and uses.</li> </ul>	<b>AO26</b>	No acceptable outcome provided.
<b>PO27</b>	<p>Development of surplus railway land immediately adjoining the Palmwoods Town Centre, where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b>, and made available in the life of the planning scheme:-</p> <ul style="list-style-type: none"> <li>(a) provides for the improvement of the town centre and the consolidation of Main Street as the focus for centre activities and community interaction;</li> <li>(b) provides for predominantly open space and community activities, with limited business and residential activities;</li> <li>(c) is sympathetic to the rural town character and heritage of Palmwoods and provides a coherent and attractive streetfront address;</li> <li>(d) provides safe and convenient access to the new railway station, Kolora Park and surrounding areas;</li> <li>(e) effectively integrates with existing developed areas and the new railway station; and</li> </ul>	<b>AO27</b>	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.		
<b>PO28</b>	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.	<b>AO28</b>	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



### LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Gateway/Entry Point
- Landscape Buffer
- Heritage Place<sup>Note 2</sup>
- Neighbourhood Character Area<sup>Note 2</sup>
- Significant View

- Through Block Pedestrian/Cycle Linkage
- Dedicated Public Transport Corridor
- Transit Hub
- Future Transit Hub
- Indicative Road Linkage/Access Point
- Intersection Upgrade
- Proposed Rail Corridor Upgrade
- Proposed road following Rail Corridor Upgrade
- Land for Potential Urban Purposes following Rail Corridor Upgrade (subject to master planning)

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Geocentric Datum of Australia 1984 (GDA94)

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

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>			
<b>PO1</b>	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.	<b>AO1.1</b>	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><b>AO1.2</b></p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p><b>AO1.3</b></p> <p>Development provides for existing mature trees to be retained and incorporated into the design of development.</p>
<b>PO2</b>	<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><b>AO2.1</b></p> <p>Development adjacent to identified gateway/entry points, where identified on <b>Figure 7.2.24A (Peregian South local plan elements)</b>, provides dense landscaping which effectively screens development from the Sunshine Motorway and enhances the natural landscape character of the local plan area.</p> <p><b>AO2.2</b></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—<b>Section 9.4.2 (Landscape code)</b> 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>	
<b>PO3</b>	<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>	<b>AO3</b>	<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 <b>Figure 7.2.24A (Peregian South local plan elements)</b>.</p>
<b>PO4</b>	<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>	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	<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>	<b>AO5</b>	<p>Development provides for the retention and enhancement of existing mature trees, stands of paperbarks, eucalypt, wallum heath and <i>wetlands</i>.</p>
<b>PO6</b>	<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 <b>Figure 7.2.24A (Peregian South local plan elements)</b>.</p>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>

Performance Outcomes		Acceptable Outcomes	
<b>PO7</b>	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.	<b>AO7</b>	No acceptable outcome provided.  Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
<b>PO8</b>	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.	<b>AO8</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone Generally</b>			
<b>PO9</b>	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.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	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 <sup>2</sup> ; (b) for the local centre on the corner of Balgownie Drive and Peregian Springs Drive, a total of 1,000m <sup>2</sup> ; and (c) for other local centres, a total of 500m <sup>2</sup> , with no single tenancy exceeding 100m <sup>2</sup> .	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	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 <sup>2</sup> ; and (c) is sleeved and located behind smaller scale fine grain built form elements.	<b>PO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development in the Local centre zone:- (a) creates vibrant and active streets and public spaces; (b) provides a coherent and attractive streetfront address and achieves a high level of visual amenity; (c) provides a high level of comfort and convenience to pedestrians; and (d) provides functional and integrated car parking and vehicular access that does not dominate the street.	<b>AO12</b>	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

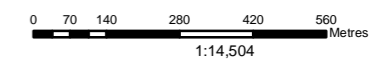
Performance Outcomes		Acceptable Outcomes	
			<p>business interaction for extended periods;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature 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>
<b>PO13</b>	<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>	<b>AO13</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone</b>			
<b>PO14</b>	<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>	<b>AO14</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone</b>			
<b>PO15</b>	<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 500m<sup>2</sup>, with no single tenancy exceeding 100m<sup>2</sup>;</p>	<b>AO15</b>	<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"> <li>(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;</li> <li>(e) provides an interconnected system of open space and community facilities to meet the needs of the local community;</li> <li>(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;</li> <li>(g) provides a new connection to the Sunshine Motorway at the southern end of the local plan area;</li> <li>(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;</li> <li>(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</li> <li>(j) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>.</li> </ul>	



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

Note 1: For contextual purposes only.



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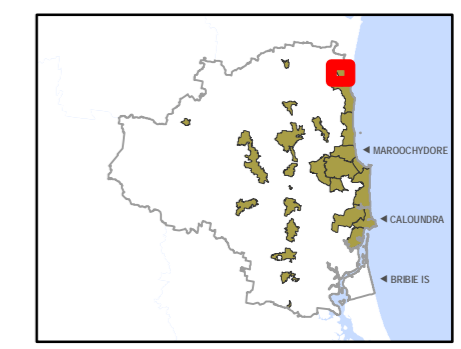


Figure 7.2.24A (Peregian South Local Plan Elements)





## 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.<sup>5</sup>
  - (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:-

<sup>5</sup> 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*<sup>6</sup>;
  - (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:-

<sup>6</sup> 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 500m<sup>2</sup>.
- (j) The Chancellor Park West local centre located on Chancellor Village Boulevard, functions as a local (full service) activity centre servicing the local convenience needs of nearby residents. Development for retail premises in the Local centre zone and Specialised centre zone at Chancellor Park West does not expand beyond the specified maximum *gross leasable floor area* limit so as to protect the intended role and function of the Sippy Downs Town Centre.
  - (k) Other designated local centres at Stringybark Road and Scholars Drive are retained as local (not full service) activity centres servicing the basic convenience needs of nearby residents.
  - (l) Development in the High density residential zone in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of medium to high density housing types in close proximity to the Sippy Downs Town Centre and focussed around a large central *public open space* in the form of a forest *park*. Development is configured in a grid layout which ensures a high level of connectivity internally and externally, particularly to the Sippy Downs Town Centre Core, and maintains a perimeter block form of development with buildings overlooking the street, parks and other public spaces.
  - (m) Residential expansion occurs in the Stringybark Road area as large lots are developed for a range of residential dwelling types and densities in accordance with allocated zones. Development in this area occurs in an integrated manner and provides a high level of permeability and connectivity including new road links between Toral Drive and Jori Court, Jori Court and Walgarri Drive and Stringybark Road and Dixon Road (via Goshawk Boulevard and Power Road).
  - (n) Development in the Emerging community zone at 137 Crosby Hill Road, Tanawha, provides for:-
    - (i) business activities to be limited to small scale local convenience goods and services only;
    - (ii) a dedicated road link between Crosby Hill Road and Rainforest Sanctuary Drive; and
    - (iii) adequate and sensitive address of site constraints including flooding, *vegetation*, *waterways* and *wetlands*.
  - (o) Development in the Medium density residential zone, Low density residential zone, Emerging community zone and Rural residential zone provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, local schools, community and sport and recreation facilities and open space.
  - (p) Development along the Sunshine Motorway and Bruce Highway protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from these roads.
  - (q) The *transport network* is progressively upgraded to meet the needs of the local plan area and provide increased connectivity and permeability. Development contributes to, and does not compromise the provision and operation of, proposed new roads within the Sippy Downs Town Centre and the Stringybark Road area, the Sunshine Motorway or the Bruce Highway.
  - (r) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services in a manner that does not compromise the future development of any adjoining lot or the planned ultimate development outcomes.
  - (s) Development provides telecommunications *infrastructure* and services such that the Sippy Downs local plan area, and in particular the Sippy Downs Town Centre and the University of the Sunshine Coast, has *best practice* standard telecommunications capability.

## 7.2.25.4 Performance outcomes and acceptable outcomes

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

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Sippy Downs Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	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> .	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	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.	<b>AO3.1</b>	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.
		<b>AO3.2</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		<b>AO3.3</b>	Development provides for existing mature trees and stands of native <i>vegetation</i> to be retained and incorporated into the design of development.
<b>PO4</b>	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.	<b>AO4</b>	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 <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> ; (c) bushland within the <i>landscape buffer</i> to the Sunshine Motorway; and (d) other character <i>vegetation</i> identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> .  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.
<b>PO5</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	<b>AO5.1</b>	Development adjacent to gateway/entry points where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> :-

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to, and character of, the Sippy Downs local plan area.	<b>AO5.2</b>	<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—<b>Section 9.4.2 (Landscape code)</b> 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—<b>Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))</b> sets out the requirements for streetscape improvements in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
<b>PO6</b>	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.	<b>AO6</b>	<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—<b>Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))</b> sets out the requirements for <i>landscape buffers</i> in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
<b>PO7</b>	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.	<b>AO7.1</b>  <b>AO7.2</b>	<p>Development complements and extends pedestrian and cycle linkages, including where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>.</p> <p>Development provides a simple, grid-based road/street network which complies with and complements the proposed road/street network identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>.</p>
<b>PO8</b>	Development on land with frontage to Sippy Creek or Mountain Creek facilitates the provision of a local ecological linkage as identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> .	<b>AO8</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO9</b>	Development provides for, and does not compromise the future provision and operation of, <i>transport networks</i>	<b>AO9</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	including:- (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 <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> ; (b) the Sunshine Motorway; and (c) the Bruce Highway.		
<b>Development in the Local Centre Zone</b>			
<b>PO10</b>	Development in the Local centre zone supports the role and function of:- (a) the Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and (b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:- (a) for the Chancellor Park West Local Centre, a total of 8,400m <sup>2</sup> ; and (b) for other local centres, a total of 1,000m <sup>2</sup> .  Editor's note— <b>Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))</b> sets out the requirements for local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	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.	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity; (b) vibrant and active streets and public spaces; (c) a high level of comfort and convenience for pedestrians; and (d) functional and integrated car parking and servicing areas which do not dominate the street.	<b>AO13</b>	Development in the Local centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) has building openings overlooking the street; (c) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b> ; (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) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
<b>Development in the Specialised Centre Zone</b>			
<b>PO14</b>	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 <sup>2</sup> .	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	<b>AO15</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone (Toral Drive and Jorl Court)</b>			
<b>PO16</b>	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> .	<b>AO16</b>	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> .
<b>Development in the Medium Density Residential Zone</b>			
<b>PO17</b>	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.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	<b>AO18</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)</b>			
<b>PO19</b>	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	<b>AO19</b>	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 700m<sup>2</sup> for all business uses on the site;</p> <p>(ii) a total of 100m<sup>2</sup> for <i>health care services</i>; and</p> <p>(iii) a total of 500m<sup>2</sup> 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 <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>;</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 <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>; and</p> <p>(f) appropriate <i>buffers</i> to <i>waterways</i> and <i>wetlands</i>.</p>		
<b>Development in the Community Facilities Zone (University of the Sunshine Coast)</b>			
<b>PO20</b>	<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 <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</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>	<b>AO20</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Stringybark Road; and (iv) is an open parkland with areas of bushland, existing trees and gardens.		
<b>Development in the Community Facilities Zone (Lot 1 SP215755 at 227 – 237 Sippy Downs Drive)</b>			
<b>PO21</b>	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> .	<b>AO21</b>	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)<sup>7</sup>**

Performance Outcomes		Acceptable Outcomes	
<b>Development in Precinct SID LPP-1 (Sippy Downs Town Centre) Generally</b>			
<b>Town Centre Structure and Character</b>			
<b>PO1</b>	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 <b>Figure 7.2.25B (Sippy Downs Town Centre Master Plan)</b> and comprising the following sub-precincts identified on <b>Local Plan Map LPM33</b> :- (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).	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	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;	<b>AO2</b>	No acceptable outcome provided.  Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre.

<sup>7</sup> 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"> <li>(iv) has a high level of public and private amenity;</li> <li>(v) promotes variety and visual interest; and</li> <li>(vi) delivers a vibrant relationship with adjacent public and semi-public spaces.</li> </ul>		
<b>Land Uses</b>			
<b>PO3</b>	<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"> <li>(a) a use listed as a consistent use in Column 1 of <b>Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)</b> to occur in the relevant sub-precinct; and</li> <li>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.25.4.3</b> 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.</li> </ul> <p>Note—a use not listed in <b>Table 7.2.25.4.3</b> 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>	<b>AO3</b>	No acceptable outcome provided.
<b>Connectivity and Movement</b>			
<b>PO4</b>	<p>Development provides an interconnected, efficient and permeable street network which:-</p> <ul style="list-style-type: none"> <li>(a) facilitates convenient access for pedestrians, cyclists and vehicles;</li> <li>(b) provides clear, safe and convenient connections to existing and proposed streets;</li> <li>(c) in the case of Principal Streets:- <ul style="list-style-type: none"> <li>(i) are located where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>; and</li> <li>(ii) provide the focus for activity and movement in the Sippy Downs Town Centre;</li> </ul> </li> <li>(d) in the case of Local Access Streets:- <ul style="list-style-type: none"> <li>(i) are provided in the approximate location identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>; and</li> <li>(ii) provide for additional through connections in the street network; and</li> </ul> </li> <li>(e) ensures that all Principal and Local Access Streets are provided and are dedicated as road reserve.</li> </ul>	<b>AO4</b>	<p>Development provides for all Principal Streets and Local Access Streets:-</p> <ul style="list-style-type: none"> <li>(a) to be provided in the locations identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>;</li> <li>(b) to be designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>; and</li> <li>(c) to be dedicated as road reserve.</li> </ul>
<b>PO5</b>	Development provides a support network of rear/service lanes to provide:-	<b>AO5</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(a) vehicle access to lots;</li> <li>(b) service functions;</li> <li>(c) intra-block connectivity;</li> <li>(d) high levels of vehicle and pedestrian permeability;</li> <li>(e) opportunities for shared or consolidated access and servicing; and</li> <li>(f) further block subdivision.</li> </ul>		
<b>PO6</b>	<p>Development provides for vehicular access arrangements which:-</p> <ul style="list-style-type: none"> <li>(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 <b>Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations)</b>; and</li> <li>(b) provide for limited direct access to/from:- <ul style="list-style-type: none"> <li>(i) other Principal Streets; and</li> <li>(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</li> </ul> </li> <li>(c) do not restrict the ability of adjacent premises to achieve access to/from a Local Access Street.</li> </ul>	<p><b>AO6.1</b></p> <p><b>AO6.2</b></p> <p><b>AO6.3</b></p> <p><b>AO6.4</b></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>
<b>PO7</b>	<p>Development contributes to the creation of a safe and convenient pedestrian and cycle movement network, including where identified on <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>.</p>	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	<p>Development provides pedestrian through block links which:-</p> <ul style="list-style-type: none"> <li>(a) are located: <ul style="list-style-type: none"> <li>(i) generally in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</li> <li>(ii) at other mid block locations to align with key activity nodes and the indicative pedestrian crossings of streets;</li> </ul> </li> <li>(b) provide guaranteed 24 hour/7 days a week public access by means of a dedicated easement to <i>Council</i>;</li> <li>(c) are consistent with the preferred street layout; and</li> <li>(d) have a minimum width of 5 metres.</li> </ul>	<b>AO8</b>	<p>No acceptable outcome provided.</p> <p>Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to the provision of pedestrian through block links.</p>
<b>Parking</b>			
<b>PO9</b>	<p>Development being a multi-level car parking structure:-</p> <ul style="list-style-type: none"> <li>(a) is sleeved behind the active street <i>frontage</i>;</li> <li>(b) does not have a direct street <i>frontage</i> other than to a Local</li> </ul>	<b>AO9</b>	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 <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> .		
<b>PO10</b>	Development which is adjacent to the Sunshine Motorway ensures that any car parking area is not visible from the Sunshine Motorway.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	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.	<b>AO11</b>	No acceptable outcome provided.
<b>Built Form</b>			
<b>PO12</b>	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.	<b>AO12</b>	No acceptable outcome provided.  Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> 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.
<b>PO13</b>	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 <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> , development should address these links.	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	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;	<b>AO14</b>	No acceptable outcome provided.  Note—The <b>Planning scheme policy for Sippy Downs Town Centre</b> 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"> <li>(c) reduce the reliance on non-renewable energy sources for heating and cooling systems in response to the local climate;</li> <li>(d) minimise excessive shade or sun exposure on public spaces;</li> <li>(e) deliver a high level of public and private amenity;</li> <li>(f) promote variety and visual interest within the <i>streetscape</i> and public realm;</li> <li>(g) provide a sense of enclosure to streets and public spaces;</li> <li>(h) provide for a seamless transition from external areas to internal areas;</li> <li>(i) ensure equitable access to attractive views and prevailing cooling breezes; and</li> <li>(j) avoid excessively wide and tall facades and inadequate spaces between buildings.</li> </ul>		
<b>PO15</b>	<p>The height of buildings complies with <b>Figure 7.2.25E (Sippy Downs Town Centre Building Heights)</b> such that:-</p> <ul style="list-style-type: none"> <li>(a) buildings fronting a Principal Street have:- <ul style="list-style-type: none"> <li>(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</li> <li>(ii) a minimum height of not less than:- <ul style="list-style-type: none"> <li>(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</li> <li>(B) 2 <i>storeys</i> otherwise; and</li> </ul> </li> </ul> </li> <li>(b) buildings fronting a Local Access Street have:- <ul style="list-style-type: none"> <li>(i) a maximum height of not more than 4 <i>storeys</i> and not more than 15 metres; and</li> <li>(ii) a minimum height of not less than 2 <i>storeys</i>.</li> </ul> </li> </ul>	<b>AO15</b>	No acceptable outcome provided.
<b>PO16</b>	<p>Development provides for a variation in <i>building height</i> such that:-</p> <ul style="list-style-type: none"> <li>(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"> <li>(i) the corner of two Principal Streets;</li> <li>(ii) premises where a separation of 30 metres is achieved to an existing or future 5 or 6 <i>storey</i> corner element;</li> <li>(iii) towards the <i>frontage</i> of 'A' Street and Sippy Downs Drive; and</li> <li>(iv) at a terminating vista; and</li> </ul> </li> <li>(b) development on a Local Access</li> </ul>	<b>AO16</b>	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.		
<b>PO17</b>	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> .	<b>AO17</b>	No acceptable outcome provided.  Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
<b>PO18</b>	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 <sup>2</sup> ; and (b) has a minimum horizontal separation distance of 30 metres to other elements above 4 <i>storeys</i> or 15 metres.	<b>AO18</b>	No acceptable outcome provided.  Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
<b>PO19</b>	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.	<b>AO19</b>	No acceptable outcome provided.
<b>PO20</b>	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.	<b>AO20</b>	No acceptable outcome provided.
<b>Landscape Buffer</b>			
<b>PO21</b>	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;	<b>AO21</b>	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 <b>Figure 7.2.25B (Sippy Downs Town Centre Master Plan)</b> ; (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 <b>Figure 7.2.25B (Sippy Downs Town Centre Master Plan)</b>;</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 <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>
Landscaping and Environment			
<b>PO22</b>	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.	<b>AO22</b>	<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—<b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b> identifies an Environmentally Sensitive Area (Frog breeding and forage habitat).</p>
<b>PO23</b>	<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><b>AO23.1</b></p> <p><b>AO23.2</b></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 <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to the retention of existing <i>vegetation</i> within the Sippy Downs Town Centre.</p>
<b>PO24</b>	<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><b>AO24.1</b></p> <p><b>AO24.2</b></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>
<b>PO25</b>	Development provides on-site landscaping involving deep planting	<b>AO25</b>	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>		
<b>PO26</b>	<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>	<b>AO26</b>	<p>Development provides street trees in accordance with the species types and applicable street cross section detail specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>
<b>PO27</b>	<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>	<b>AO27</b>	<p>Development provides for street lighting, planting, verges and street furniture in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>
<b>PO28</b>	<p>Development provides for footpaths which:-</p> <p>(a) differentiate with the road/street types where identified in <b>Figure 7.2.25D (Sippy Downs Town Centre Road / Street Designations)</b>;</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>	<b>AO28</b>	<p>Development provides for footpaths in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>
<b>PO29</b>	<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>	<b>AO29</b>	<p>Development provides for street furniture in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>

Performance Outcomes		Acceptable Outcomes	
<b>Integrated Water Management</b>			
<b>PO30</b>	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.	<b>AO30</b>	Development provides for water supply, wastewater and stormwater <i>infrastructure</i> in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b> .
<b>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)</b>			
<b>Land Uses and Locations (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
<b>PO31</b>	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.	<b>AO31</b>	No acceptable outcome provided.
<b>PO32</b>	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 <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> 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 <sup>2</sup> of land is transferred to the <i>Council</i> in freehold to provide for the establishment of a multi purpose, integrated community facility.	<b>AO32</b>	No acceptable outcome provided.  Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> provides guidance in relation to the Sippy Downs Town Centre Core Plan.

Performance Outcomes		Acceptable Outcomes	
<b>PO33</b>	<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"> <li>(a) arranging <i>active uses</i> to front public spaces and maximise pedestrian activity;</li> <li>(b) providing for the orientation and clustering of pedestrian intensive development towards Principal Streets;</li> <li>(c) ensuring a variety of compatible mixed uses are provided within each <i>site</i>; and</li> <li>(d) ensuring uses and spaces are safe, equitable and accessible.</li> </ul>	<b>AO33</b>	No acceptable outcome provided.
<b>PO34</b>	<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"> <li>(a) is incorporated into a <i>mixed use development</i>; and</li> <li>(b) where in a location identified as requiring <i>primary active street frontage</i> on <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b>, ensures that all <i>dwellings</i> and <i>rooming units</i> are located above the <i>ground storey</i>.</li> </ul>	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	<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"> <li>(a) is located generally in accordance with an area identified as 'Large Floor Plate Retail' as shown on the <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b>;</li> <li>(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;</li> <li>(c) ensures that 'A' Street is the primary retail location and pedestrian movement path by:- <ul style="list-style-type: none"> <li>(i) maintaining close proximity to 'A' Street and locating the main pedestrian entrance as close to 'A' Street as possible;</li> <li>(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;</li> <li>(iii) ensuring that the street is the easiest way for people to move between large floor plate uses;</li> <li>(iv) ensuring that the large floor plate use is not oriented towards a car parking area; and</li> <li>(v) ensuring that pedestrian</li> </ul> </li> </ul>	<b>AO35</b>	<p>No acceptable outcome provided.</p> <p>Note—the <b>Planning scheme policy for Sippy Downs Town Centre</b> 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.		
<b>PO36</b>	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.	<b>AO36</b>	No acceptable outcome provided.
<b>PO37</b>	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.	<b>AO37</b>	No acceptable outcome provided.
<b>PO38</b>	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 <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> ; and (b) has the street as its primary address.	<b>AO38</b>	No acceptable outcome provided
<b>PO39</b>	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 <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> :- (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.	<b>AO39</b>	Development of premises with a <i>frontage</i> to a 'Main Street' where identified on <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> 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 <b>Planning scheme policy for Sippy Downs Town Centre.</b>
<b>PO40</b>	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> .	<b>AO40</b>	No acceptable outcome provided.
<b>Maximum Retail Floorspace (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
<b>PO41</b>	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	<b>AO41</b>	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"> <li>(a) the maximum retail floor space that is realistically viable for the Town Centre Core in the medium and long term;</li> <li>(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;</li> <li>(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</li> <li>(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.</li> </ul> <p>Note—<i>Council</i> may require the preparation of an Economic Impact Assessment to determine:-</p> <ul style="list-style-type: none"> <li>(a) whether the scale and range of retail uses proposed is reasonable and appropriate, having regard to the matters detailed above; and</li> <li>(b) compliance with other outcomes of this code as relevant to the proposal.</li> </ul> <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"> <li>(a) that is considered to compromise the achievement of the 'vision' and 'planning intent' for Sippy Downs Town Centre; or</li> <li>(b) which results in an ultimate development outcome that is not generally in accordance with the Town Centre Layout identified on <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b>;</li> </ul> <p>will not be supported.</p>
<b>PO42</b>	<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"> <li>(a) the development of more than 1 <i>discount department store</i>;</li> <li>(b) the development of more than 2 <i>full line supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 4,300m<sup>2</sup>;</li> <li>(c) the development of more than 2 <i>small supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 1,500m<sup>2</sup>;</li> <li>(d) the total <i>gross leasable floor area</i> of any other <i>shop</i> exceeding 300m<sup>2</sup>; or</li> <li>(e) the development of a <i>showroom</i>.</li> </ul>	<b>AO42</b>	No acceptable outcome provided.
<b>Residential Development (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
<b>PO43</b>	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.	<b>AO43</b>	No acceptable outcome provided.
<b>PO44</b>	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that:-	<b>AO44</b>	No acceptable outcome provided.
	<ul style="list-style-type: none"> <li>(a) residential development is provided in conjunction with the first non-</li> </ul>		

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>		
<b>Setbacks (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
<b>PO45</b>	<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>	<b>AO45</b>	No acceptable outcome provided.
<b>Public Open Space (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
<b>PO46</b>	<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 <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</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>	<b>AO46</b>	<p>Development provides a Town Square which:-</p> <p>(a) is located in accordance with the <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</p> <p>(b) is designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>

Performance Outcomes		Acceptable Outcomes	
	water feature or the like.		
<b>PO47</b>	<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> <p>(a) are located generally in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</p> <p>(b) have minimum dimensions of 9 metres by 9 metres;</p> <p>(c) provide shade trees and public seating;</p> <p>(d) contain planting to soften the built form edges where pedestrian access is not required;</p> <p>(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</p> <p>(f) provide integrated public art, a water feature or the like.</p>	<b>AO47</b>	<p>Development provides Mini Plazas which:-</p> <p>(a) are located in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</p> <p>(b) are designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>
<b>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)</b>			
<b>Land Uses and Locations (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))</b>			
<b>PO48</b>	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-</p> <p>(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;</p> <p>(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</p> <p>(c) provides for retail uses to be limited and located only in the local centre.</p>	<b>AO48</b>	No acceptable outcome provided
<b>PO49</b>	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a local centre which:-</p> <p>(a) functions as a local (not full service) activity centre providing basic convenience goods and services to employees and residents of the immediate area;</p> <p>(b) is located on the southern side of the 'Main Street' designation where identified on <b>Figure 7.2.25B (Sippy Downs Town Centre Master Plan)</b> fronting the Town Plaza; and</p> <p>(c) does not exceed a total <i>gross leasable floor area</i> of 500m<sup>2</sup> for all retail and catering uses; and</p> <p>(d) comprises one or more of the following:-</p> <p>(i) <i>shop</i> (having a <i>gross</i></p>	<b>AO49</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>leasable floor area</i> not exceeding 100m<sup>2</sup>); 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 <b>Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations)</b>; 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 <b>Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations)</b> 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 <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b> and further described in performance outcome PO56 of this table.</p>		
<b>PO53</b>	<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.	<b>AO53</b>	No acceptable outcome provided.
<b>Maximum Retail Floorspace (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))</b>			
<b>PO54</b>	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) does not result in the total <i>gross leasable floor area</i> of all proposed, existing and approved retail premises in the Sub-precinct exceeding 500m <sup>2</sup> in order to protect the role and function of the town centre core.	<b>AO54</b>	No acceptable outcome provided.
<b>Setbacks (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))</b>			
<b>PO55</b>	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for the following:- (a) a building fronting a Principal Street:- (i) is built to the road <i>frontage</i> ; (ii) is massed horizontally rather than vertically; (iii) is stepped back no more than 4 metres above the fourth <i>storey</i> ; and (iv) does not step back above the fourth <i>storey</i> where on a corner; and (b) a building fronting a Local Access Street:- (i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i> ; and (ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.	<b>AO55</b>	No acceptable outcome provided.
<b>Public Open Space (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))</b>			
<b>PO56</b>	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a	<b>AO56</b>	Development provides a Town Plaza which:- (a) is located in accordance with the

Performance Outcomes		Acceptable Outcomes	
	<p><i>public open space</i> in the form of a Town Plaza which:-</p> <ul style="list-style-type: none"> <li>(a) is transferred to the <i>Council</i> in freehold tenure;</li> <li>(b) is located in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</li> <li>(c) has minimum dimensions of 80 metres by 35 metres;</li> <li>(d) provides shade trees and public seating;</li> <li>(e) provides a mix of paved, grassed and landscaped areas;</li> <li>(f) is designed to provide opportunities for a kiosk or small scale cafe with outdoor dining; and</li> <li>(g) provides public toilets, integrated public art, a water feature or the like.</li> </ul>		<p><b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</p> <ul style="list-style-type: none"> <li>(b) is designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</li> </ul>
<b>PO57</b>	<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"> <li>(a) are located generally in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</li> <li>(b) have minimum dimensions of 9 metres by 9 metres;</li> <li>(c) provide shade trees and public seating;</li> <li>(d) contain planting to soften the built form edges where pedestrian access is not required;</li> <li>(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</li> <li>(f) provide integrated public art, a water feature or the like.</li> </ul>	<b>AO57</b>	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> <li>(a) are located in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</li> <li>(b) are designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</li> </ul>
<b>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood )</b>			
<b>Land Uses and Locations (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood ))</b>			
<b>PO58</b>	<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>	<b>AO58</b>	No acceptable outcome provided.
<b>PO59</b>	<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"> <li>(a) serves the local residents of the Sub-precinct; and</li> <li>(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</li> </ul>	<b>AO59</b>	No acceptable outcome provided.

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

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>		
<b>PO64</b>	<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 <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>;</p> <p>(c) is a minimum of 600m<sup>2</sup> 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>	<b>AO64</b>	<p>Development provides a Neighbourhood Park which:-</p> <p>(a) is located in accordance with the <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b>; and</p> <p>(b) is designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b>.</p>

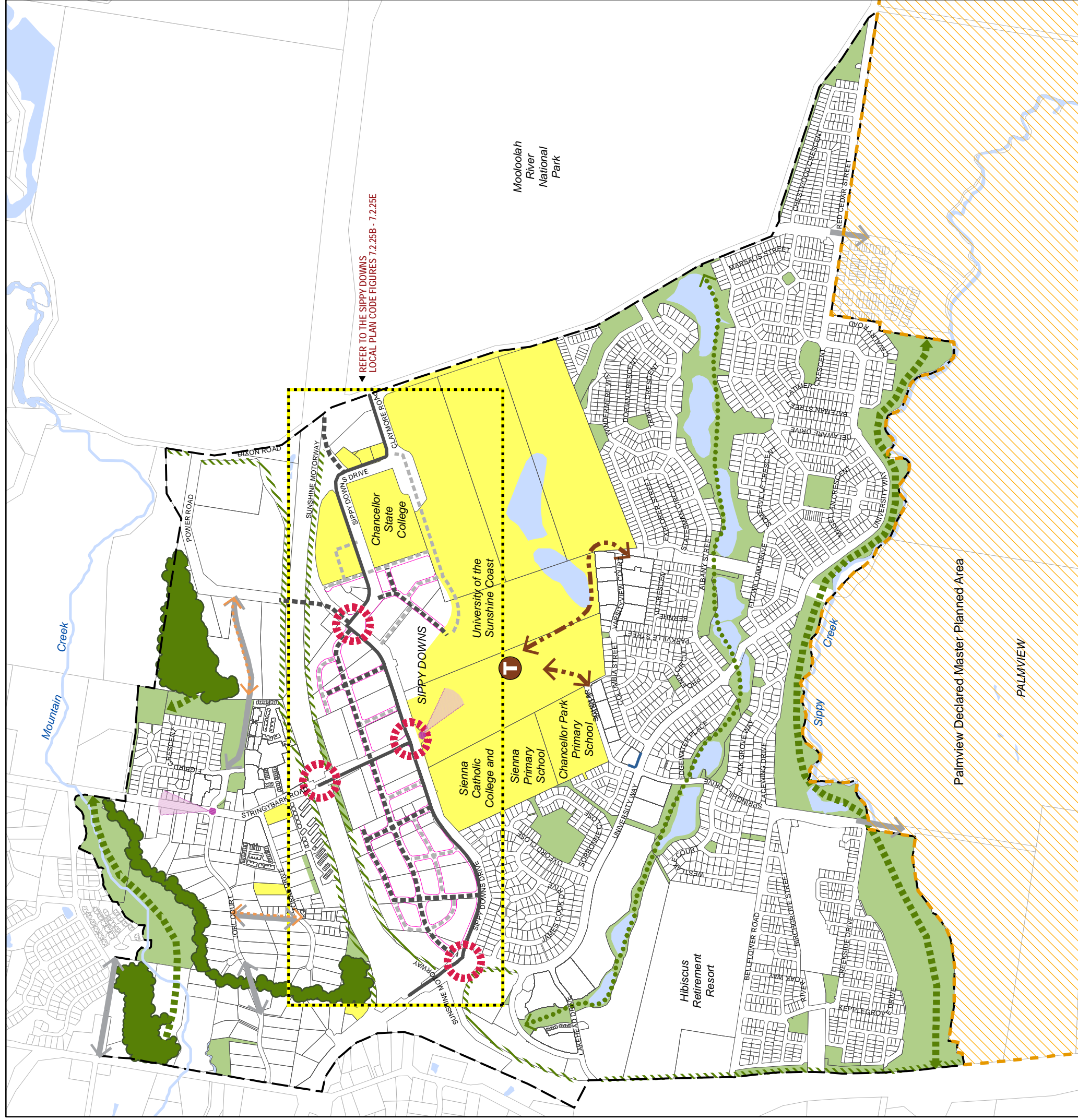
**Table 7.2.25.4.3 Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone**

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
<b>Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)</b>	
<b>Residential activities</b>	
<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
<b>Business activities</b>	
<p>(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and forming part of a <i>mixed use development</i>)</p> <p>(b) <i>Agricultural supplies store</i> (where forming part of a <i>mixed use development</i>)</p> <p>(c) <i>Bar</i> (where forming part of a <i>mixed use development</i>)</p> <p>(d) <i>Food and drink outlet</i> (where forming part of a <i>mixed use development</i> and not involving a <i>drive-through facility</i>)</p> <p>(e) <i>Function facility</i> (where forming part of a <i>mixed use development</i>)</p> <p>(f) <i>Funeral parlour</i> (where forming part of a <i>mixed use development</i>)</p>	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
(g) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 200m <sup>2</sup> and forming part of a <i>mixed use development</i> ) (h) <i>Health care services</i> (where forming part of a <i>mixed use development</i> ) (i) <i>Home based business</i> (where other than a <i>high impact home based business activity</i> ) (j) <i>Hotel</i> (where forming part of a <i>mixed use development</i> ) (k) <i>Office</i> (where forming part of a <i>mixed use development</i> ) (l) <i>Shop</i> (where forming part of a <i>mixed use development</i> ) (m) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i> ) (n) <i>Theatre</i> (where forming part of a <i>mixed use development</i> ) (o) <i>Veterinary services</i> (where forming part of a <i>mixed use development</i> )	
<b>Industrial activities</b>	
Service industry	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
<b>Community activities</b>	
(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
<b>Sport and recreation activities</b>	
(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
<b>Other activities</b>	
(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
<b>Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)</b>	
<b>Residential activities</b>	
(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
<b>Business activities</b>	
(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 <sup>2</sup> ) (l) <i>Shopping centre</i> (where any retail/catering uses do not exceed a total <i>gross leasable floor area</i> of 500m <sup>2</sup> and any <i>shop</i> tenancy does not exceed a	<i>Nightclub entertainment facility</i>

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

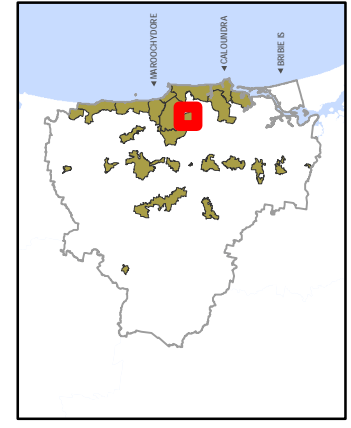


### LEGEND

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



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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

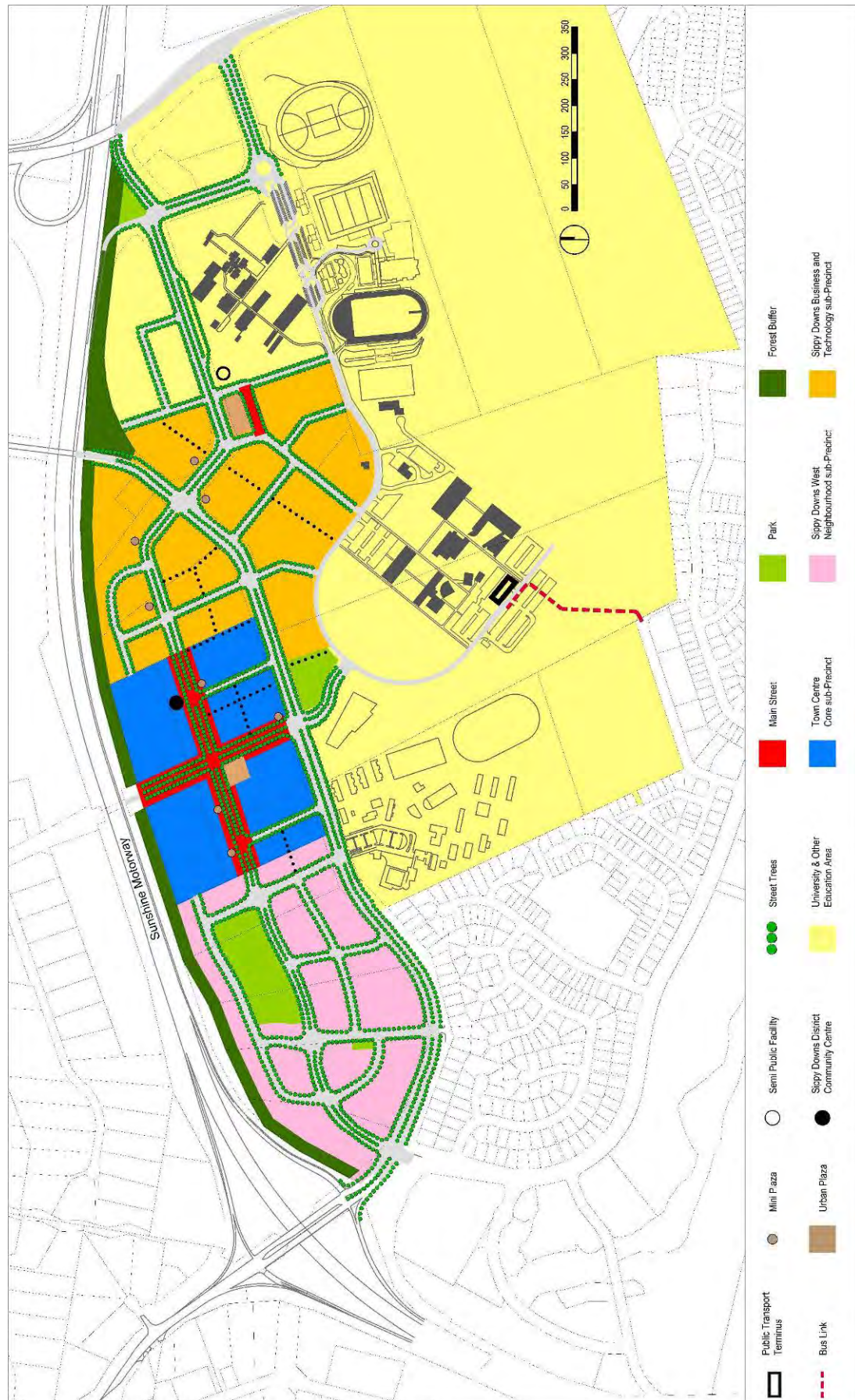
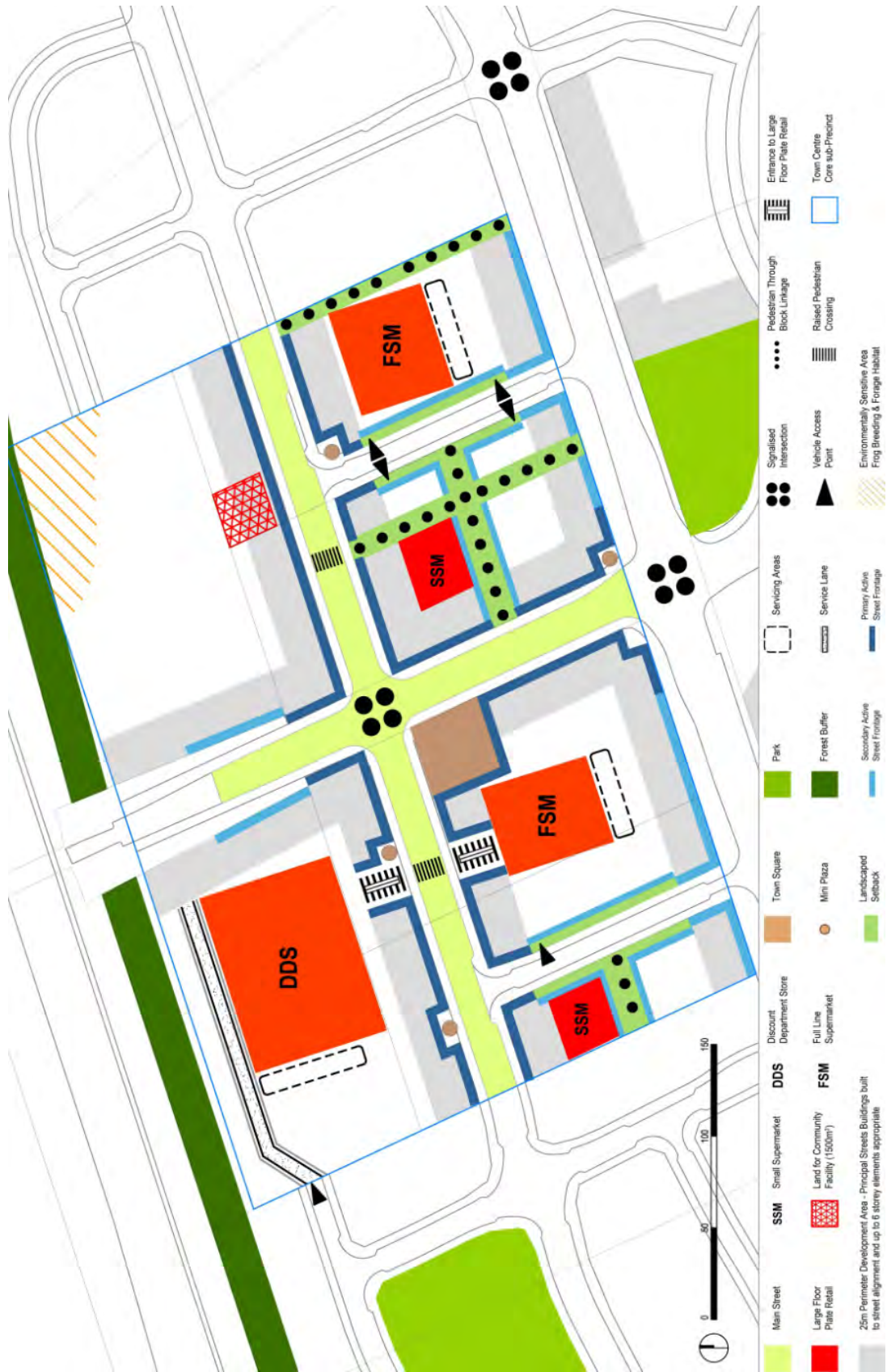
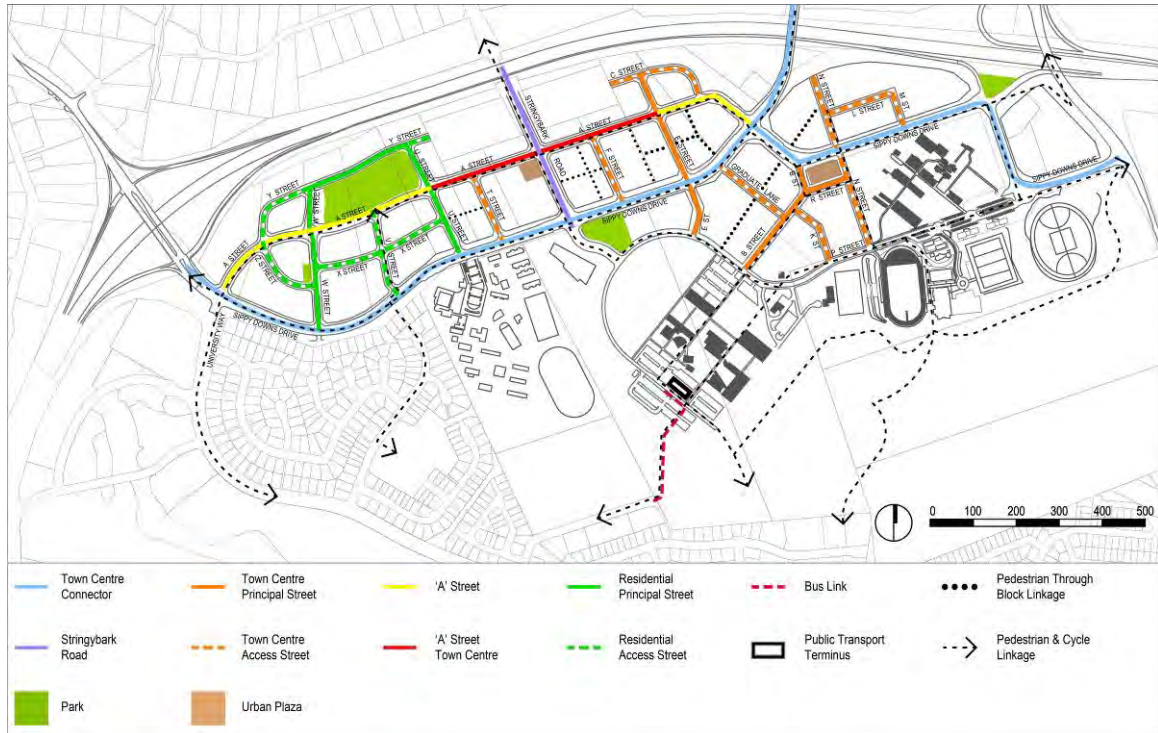


Figure 7.2.25C Sippy Downs Town Centre Core Plan



# Part 7

**Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations**



**Figure 7.2.25E Sippy Downs Town Centre Building Heights**

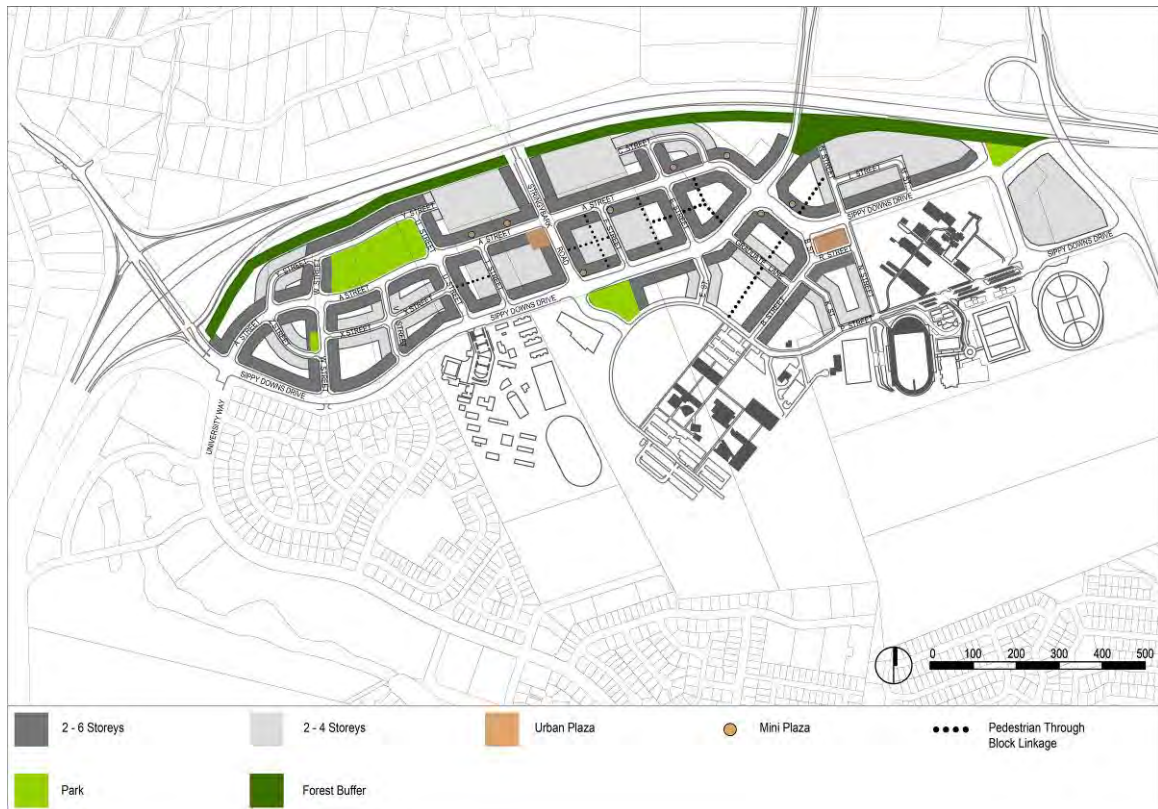


Figure 7.2.25F Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages



## 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

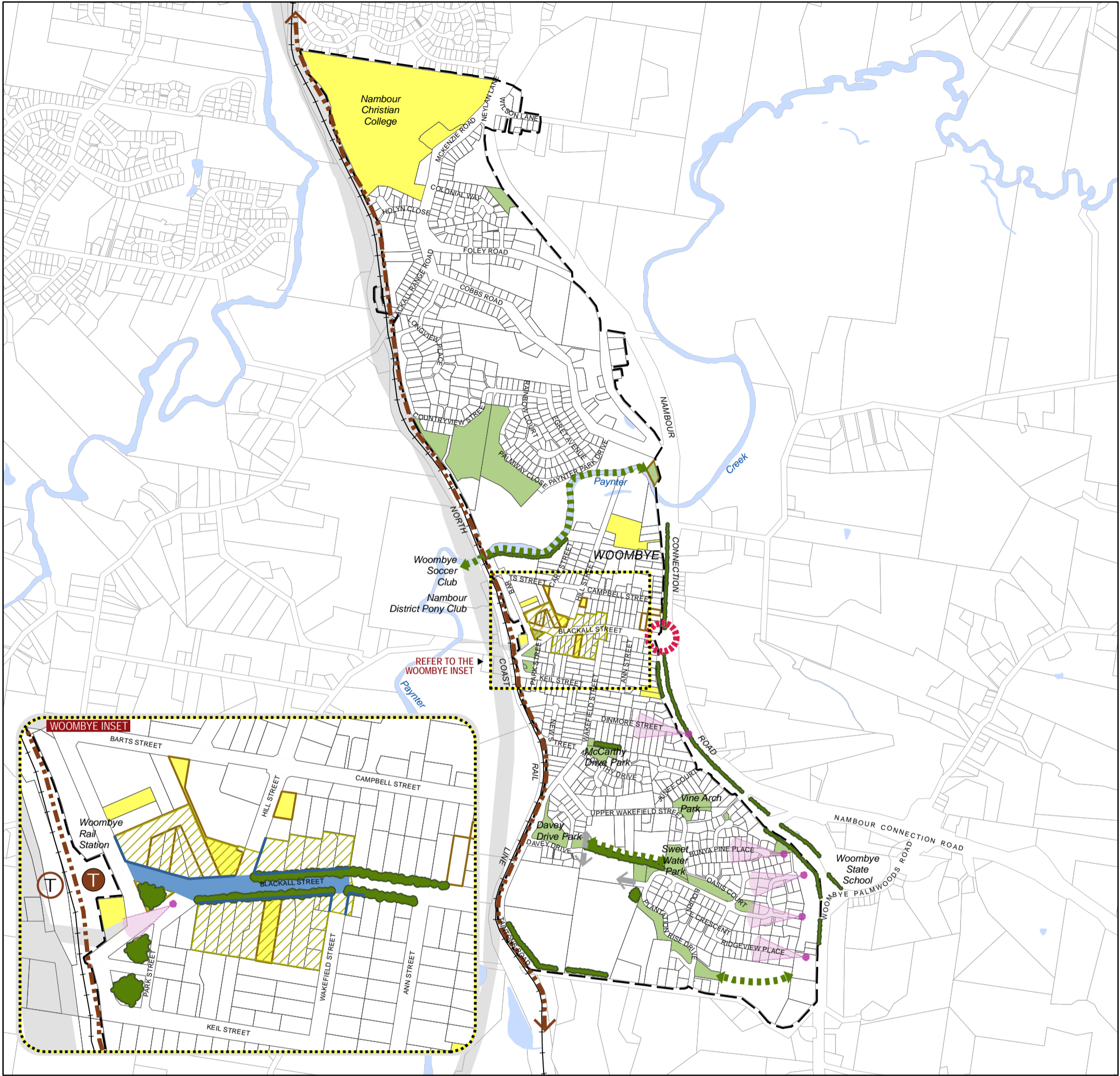
Performance Outcomes		Acceptable Outcomes	
<i>Development in the Woombye Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and architectural character of Woombye in terms 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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	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.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	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.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development on land with frontage to Paynter Creek, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.26A (Woombye local plan elements)</b> , facilitates the provision of the local ecological linkage.	<b>AO6</b>	No acceptable outcome provided.  Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO7</b>	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.	<b>AO7</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO8</b>	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.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	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.	<b>AO9</b>	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 <b>Figure 7.2.26A (Woombye local plan elements)</b> ; (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;



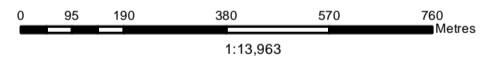
Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(e) provides all-weather protection for pedestrians in the form of continuous awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas in conjunction with mature or semi-mature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

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



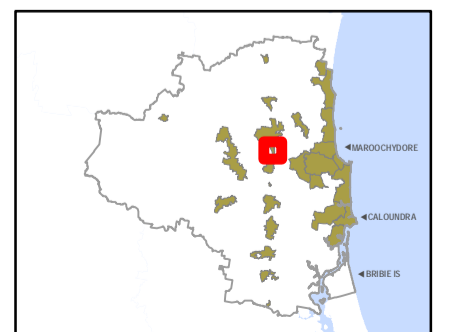
LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Character Vegetation
- Gateway/Entry Point
- Significant View
- Heritage Place<sup>Note 2</sup>
- Neighbourhood Character Area<sup>Note 2</sup>
- 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>			
<b>PO1</b>	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.	<b>AO1.1</b>	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— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on heritage places and in character areas.
		<b>AO1.2</b>	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		<b>AO1.3</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		<b>AO1.4</b>	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
<b>PO2</b>	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	<b>AO2.1</b>	Development provides for the retention of historical landmarks, memorials and monuments.
		<b>AO2.2</b>	Development protects and emphasises, and does not intrude upon, the important views to the western foothills of Yandina

Performance Outcomes		Acceptable Outcomes	
	Yandina.	<p><b>AO2.3</b></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"> <li>(a) the tree covered hillsides of the western foothills;</li> <li>(b) native <i>vegetation</i> along the North Maroochy River and South Maroochy River; and</li> <li>(c) other character <i>vegetation</i> where identified on <b>Figure 7.2.27A (Yandina local plan elements)</b>.</li> </ul> <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><b>AO2.4</b></p> <p>Development retains and revegetates the remaining gully systems in the Fleming Street and Scott Street area.</p> <p><b>AO2.5</b></p> <p>Development retains and enhances the open space land west of Farrell Street to provide:-</p> <ul style="list-style-type: none"> <li>(a) a green open space <i>buffer</i> between business uses and residential areas; and</li> <li>(b) a green foreground to views west of the town centre.</li> </ul>	<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 <b>Figure 7.2.27A (Yandina local plan elements)</b>.</p>
<b>PO3</b>	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><b>AO3.1</b></p> <p>Development adjacent to the primary streetscape treatment area or identified gateway/entry point on <b>Figure 7.2.27A (Yandina local plan elements)</b> 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><b>AO3.2</b></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><b>AO3.3</b></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><b>AO3.4</b></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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO4</b>	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.	<b>AO4</b>	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Bruce Highway <i>frontage</i> where identified on <b>Figure 7.2.27A (Yandina local plan elements)</b> .
<b>PO5</b>	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 <b>Figure 7.2.27A (Yandina local plan elements)</b> , facilitates the provision of the local ecological linkage.	<b>AO5</b>	No acceptable outcome provided.
			Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b>PO6</b>	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> .	<b>AO6</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO7</b>	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.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	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.	<b>AO8</b>	Development in the Local centre zone:- (a) provides for Stevens Street to be maintained and enhanced as an attractive and pedestrian friendly main street; (b) provides a fine scale built form with narrow building frontages and buildings built to the Stevens Street road boundary; (c) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (d) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.27A (Yandina local plan elements)</b> ; (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;

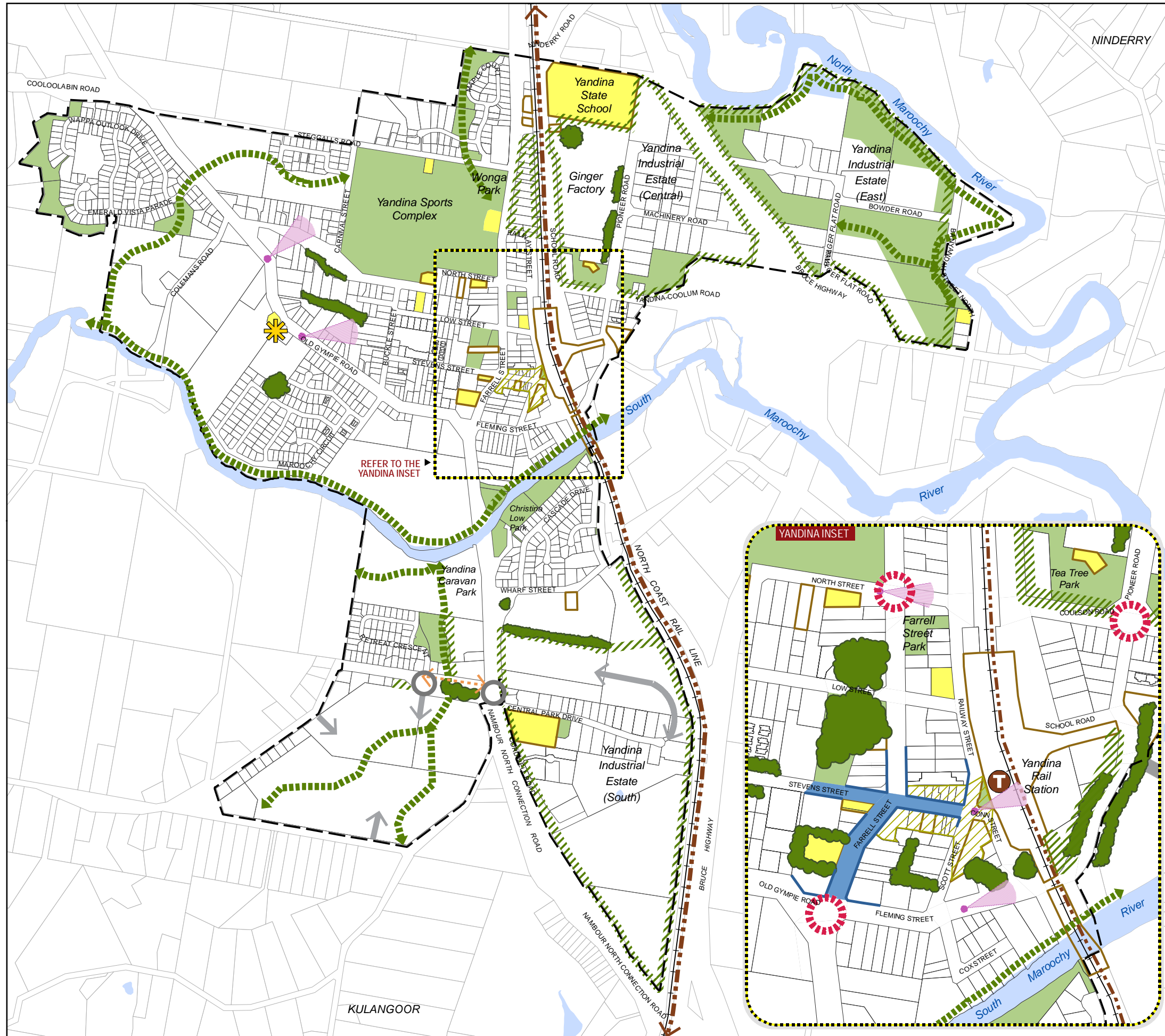
Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(f) provides for a mixture of original lowset timber framed buildings and compatible new buildings;</li> <li>(g) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street;</li> <li>(h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade;</li> <li>(i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies;</li> <li>(j) uses traditional building materials (timber cladding and corrugated iron roofing);</li> <li>(k) uses understated colour schemes and low-reflective roofing and cladding materials;</li> <li>(l) ensures that signage is integrated with the building;</li> <li>(m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</li> <li>(n) retains on street parking and provides on-site car parking at the rear or to one side of the development.</li> </ul>
<b>PO9</b>	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.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Reconfiguring a lot in the Local centre zone does not result in the alienation of business zoned land.	<b>AO10.1</b>	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m <sup>2</sup> in area.
		<b>AO10.2</b>	Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
<b>Development in the Low Impact Industry Zone</b>			
<b>PO11</b>	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.	<b>AO11</b>	Development in the Low impact industry zone:- <ul style="list-style-type: none"> <li>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</li> <li>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</li> <li>(c) provides for car parking and service areas to the side or rear of buildings; and</li> <li>(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 <b>Figure 7.2.27A (Yandina local plan elements)</b>.</li> </ul>
<b>PO12</b>	Development in the Low impact industry zone in the Yandina Industrial Estate (East):-	<b>AO12</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
	on Lot 6 RP811902.		
<b>PO14</b>	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.	<b>AO14</b>	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 <b>Figure 7.2.27A (Yandina local plan elements)</b> .
<b>Development in the Medium and High Impact Industry Zones</b>			
<b>PO15</b>	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.	<b>AO15</b>	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 <b>Figure 7.2.27A (Yandina local plan elements)</b> .
<b>PO16</b>	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.	<b>AO16</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone</b>			
<b>PO17</b>	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.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	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.	<b>AO18</b>	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .
<b>Development in the Low Density Residential Zone</b>			
<b>PO19</b>	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.	<b>AO19.1</b>  <b>AO19.2</b>	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m <sup>2</sup> in area.  Reconfiguring a lot in the Low density residential zone provides for regular shaped lots with a grid or modified grid layout and subdivision pattern.
<b>PO20</b>	Development in the Low density residential zone on Lot 1 SP186045, located on Wharf Street, retains existing	<b>AO20</b>	No acceptable outcome provided.

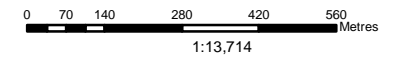
Performance Outcomes		Acceptable Outcomes	
	bushland areas adjoining land in the High impact industry zone and supplements existing <i>vegetation</i> where necessary in order to provide a substantial <i>buffer</i> to the High impact industry zone.		
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone South of Wappa Falls Road</b>			
<b>PO21</b>	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.	<b>AO21</b>	<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 <sup>2</sup> ; and (b) lots which are a minimum of 1,000m <sup>2</sup> in area adjacent to existing lots along Wappa Falls Road and along the frontage to Bracken Fern Road.
<b>PO22</b>	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.	<b>AO22</b>	No acceptable outcome provided.
<b>PO23</b>	As identified conceptually on <b>Figure 7.2.27A (Yandina local plan elements)</b> , 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.	<b>AO23</b>	No acceptable outcome provided.





- LEGEND**
- Local Plan Area Boundary
  - Waterway<sup>Note 1</sup>
  - Primary Active Street Frontage
  - Primary Streetscape Treatment Area
  - Local Ecological Linkage
  - Greenspace<sup>Note 1</sup>
  - Community Activity/Facility<sup>Note 1</sup>
  - Character Vegetation
  - Landscape Buffer
  - Gateway/Entry Point
  - Mountain or Hill
  - Significant View
  - Heritage Place<sup>Note 2</sup>
  - Neighbourhood Character Area<sup>Note 2</sup>
  - 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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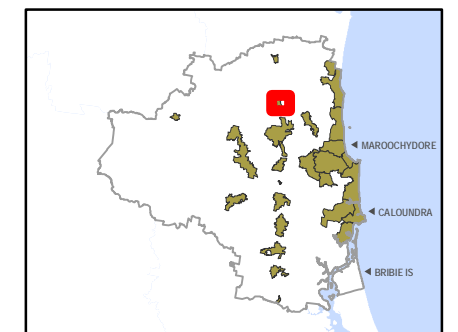
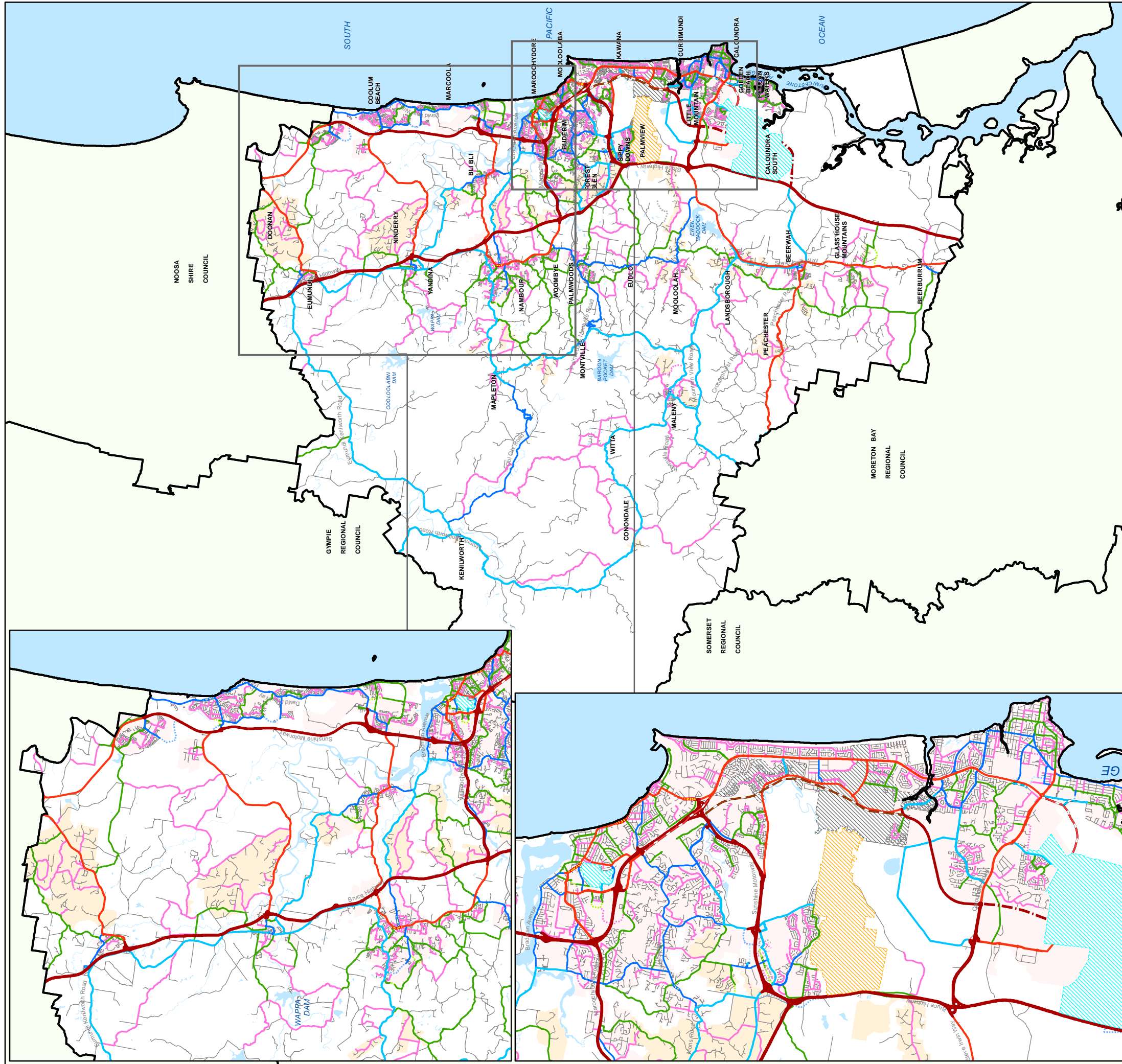


Figure 7.2.27A  
(Yandina Local Plan Elements)







## 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**
  - Sub-arterial Main Street, Future
  - 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

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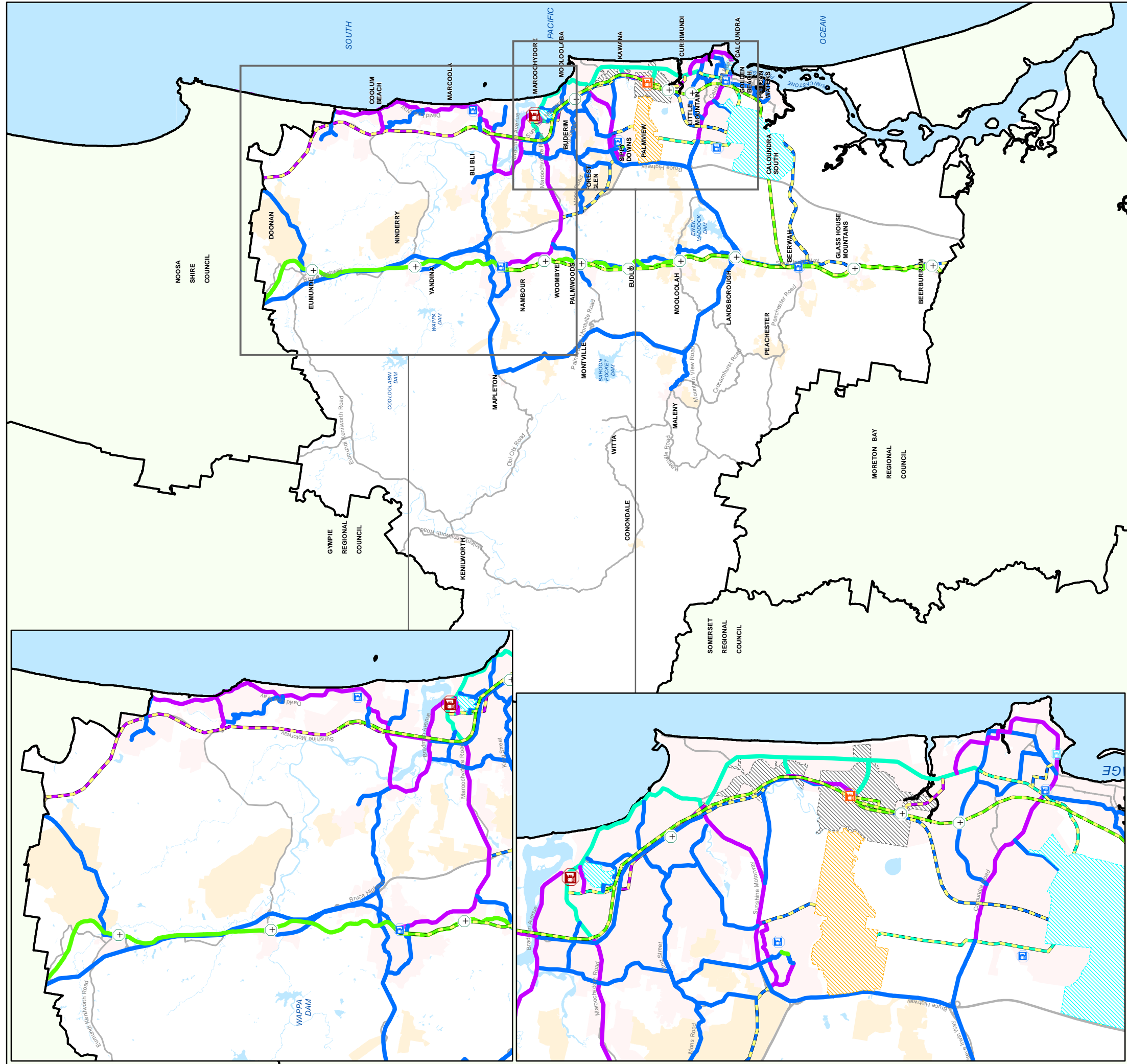
Approx Scale @ A3 1:330,425



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.

Figure 9.4.8A





## 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 Transport Priority Corridor (Current)
- Public Transport 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

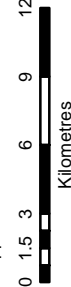
- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the Economic Development Act 2012)
-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

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## 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
<b>Index map</b>		
Map SCC2	Map SCC2 Index Map	2 May 2014
<b>Strategic framework maps</b>		
SFM1	Strategic Framework Map 1 Land Use Elements	20 September 2019
SFM2	Strategic Framework Map 2 Economic Development Elements	20 September 2019
SFM3	Strategic Framework Map 3 Transport Elements	20 September 2019
SFM4	Strategic Framework Map 4 Infrastructure Elements	20 September 2019
SFM5	Strategic Framework Map 5 Natural Environment Elements	24 February 2017
SFM6	Strategic Framework Map 6 Community Identity, Character and Social Inclusion Elements	19 March 2018
SFM7	Strategic Framework Map 7 Natural Resource	19 March 2018

Map number	Map title	Gazettal date
	Elements	
<b>Zone maps</b>		
ZM1	Zone Map ZM1	24 February 2017
ZM2	Zone Map ZM2	24 February 2017
ZM3	Zone Map ZM3 (Eumundi Local Plan Area)	24 February 2017
ZM4	Zone Map ZM4	24 February 2017
ZM5	Zone Map ZM5	24 February 2017
ZM6	Zone Map ZM6	24 February 2017
ZM7	Zone Map ZM7	24 February 2017
ZM8	Zone Map ZM8 (Yandina Local Plan Area)	24 February 2017
ZM9	Zone Map ZM9	24 February 2017
ZM10	Zone Map ZM10 (Peregian South Local Plan Area)	24 February 2017
ZM11	Zone Map ZM11 (Coolum Local Plan Area)	24 February 2017
ZM12	Zone Map ZM12	24 February 2017
ZM13	Zone Map ZM13	24 February 2017
ZM14	Zone Map ZM14 (Kenilworth Local Plan Area)	24 February 2017
ZM15	Zone Map ZM15	24 February 2017
ZM16	Zone Map ZM16 (Blackall Range Local Plan Area)	24 February 2017
ZM17	Zone Map ZM17	24 February 2017
ZM18	Zone Map ZM18 (Nambour Local Plan Area)	24 February 2017
ZM19	Zone Map ZM19 (Bli Bli Local Plan Area)	24 February 2017
ZM20	Zone Map ZM20	19 March 2018
ZM21	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	19 March 2018
ZM22	Zone Map ZM22 (Maroochydoore/Kuluin Local Plan Area)	19 March 2018
ZM23	Zone Map ZM23	24 February 2017
ZM24	Zone Map ZM24	24 February 2017
ZM25	Zone Map ZM25	24 February 2017
ZM26	Zone Map ZM26	24 February 2017
ZM27	Zone Map ZM27 (Woombye Local Plan Area)	24 February 2017
ZM28	Zone Map ZM28 (Palmwoods Local Plan Area)	24 February 2017
ZM29	Zone Map ZM29 (Eudlo Local Plan Area)	24 February 2017
ZM30	Zone Map ZM30	24 February 2017
ZM31	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
ZM32	Zone Map ZM32 (Buderim Local Plan Area)	24 February 2017
ZM33	Zone Map ZM33 (Sippy Downs Local Plan Area)	24 February 2017
ZM34	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
ZM35	Zone Map ZM35 (Kawana Waters Local Plan Area)	24 February 2017
ZM36	Zone Map ZM36	24 February 2017
ZM37	Zone Map ZM37	24 February 2017
ZM38	Zone Map ZM38	24 February 2017
ZM39	Zone Map ZM39 (Maleny Local Plan Area)	24 February 2017
ZM40	Zone Map ZM40	24 February 2017
ZM41	Zone Map ZM41 (Mooloolah Local Plan Area)	24 February 2017
ZM42	Zone Map ZM42 (Landsborough Local Plan Area)	24 February 2017
ZM43	Zone Map ZM43	24 February 2017
ZM44	Zone Map ZM44 (Caloundra West Local Plan Area)	24 February 2017
ZM45	Zone Map ZM45 (Caloundra Local Plan Area)	20 September 2019
ZM46	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
ZM47	Zone Map ZM47	24 February 2017
ZM48	Zone Map ZM48	24 February 2017
ZM49	Zone Map ZM49 (Beerwah Local Plan Area)	24 February 2017
ZM50	Zone Map ZM50 (Glass House Mountains Local Plan Area)	24 February 2017
ZM51	Zone Map ZM51	24 February 2017
ZM52	Zone Map ZM52	24 February 2017
ZM53	Zone Map ZM53	24 February 2017
ZM54	Zone Map ZM54 (Beerburum Local Plan Area)	24 February 2017
ZM55	Zone Map ZM55	24 February 2017

Map number	Map title	Gazettal date
<b>Local plan maps</b>		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	2 May 2014
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	2 May 2014
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	19 March 2018
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	19 March 2018
LPM32	Local Plan Map LPM32 (Buderim Local Plan Precincts)	2 May 2014
LPM33	Local Plan Map LPM33 (Sippy Downs Local Plan Precincts)	2 May 2014
LPM34	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	28 July 2017
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	2 May 2014
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	2 May 2014
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	20 September 2019
<b>Other plans maps</b>		
<b>Palmview Declared Master Planned Area</b>		
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

<b>Overlay maps</b>		
<b>Acid sulfate soils overlay maps</b>		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	2 May 2014
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	2 May 2014
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	2 May 2014
OVM10A	Acid Sulfate Soils Overlay Map OVM10A (Peregian South Local Plan Area)	2 May 2014
OVM11A	Acid Sulfate Soils Overlay Map OVM11A (Coolum Local Plan Area)	2 May 2014
OVM12A	Acid Sulfate Soils Overlay Map OVM12A	2 May 2014
OVM13A	Acid Sulfate Soils Overlay Map OVM13A	2 May 2014
OVM14A	Acid Sulfate Soils Overlay Map OVM14A (Kenilworth Local Plan Area)	2 May 2014
OVM15A	Acid Sulfate Soils Overlay Map OVM15A	2 May 2014
OVM16A	Acid Sulfate Soils Overlay Map OVM16A (Blackall Range Local Plan Area)	2 May 2014
OVM17A	Acid Sulfate Soils Overlay Map OVM17A	2 May 2014
OVM18A	Acid Sulfate Soils Overlay Map OVM18A (Nambour Local Plan Area)	2 May 2014
OVM19A	Acid Sulfate Soils Overlay Map OVM19A (Bli Bli Local Plan Area)	2 May 2014
OVM20A	Acid Sulfate Soils Overlay Map OVM20A	19 March 2018
OVM21A	Acid Sulfate Soils Overlay Map OVM21A (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22A	Acid Sulfate Soils Overlay Map OVM22A (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23A	Acid Sulfate Soils Overlay Map OVM23A	2 May 2014
OVM24A	Acid Sulfate Soils Overlay Map OVM24A	2 May 2014
OVM25A	Acid Sulfate Soils Overlay Map OVM25A	2 May 2014
OVM26A	Acid Sulfate Soils Overlay Map OVM26A	2 May 2014
OVM27A	Acid Sulfate Soils Overlay Map OVM27A (Woombye Local Plan Area)	2 May 2014
OVM28A	Acid Sulfate Soils Overlay Map OVM28A (Palmwoods Local Plan Area)	2 May 2014
OVM29A	Acid Sulfate Soils Overlay Map OVM29A (Eudlo Local Plan Area)	2 May 2014
OVM30A	Acid Sulfate Soils Overlay Map OVM30A	2 May 2014
OVM31A	Acid Sulfate Soils Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32A	Acid Sulfate Soils Overlay Map OVM32A (Buderim Local Plan Area)	2 May 2014
OVM33A	Acid Sulfate Soils Overlay Map OVM33A (Sippy Downs Local Plan Area)	2 May 2014
OVM34A	Acid Sulfate Soils Overlay Map OVM34A (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35A	Acid Sulfate Soils Overlay Map OVM35A (Kawana Waters Local Plan Area)	2 May 2014
OVM36A	Acid Sulfate Soils Overlay Map OVM36A	2 May 2014
OVM37A	Acid Sulfate Soils Overlay Map OVM37A	2 May 2014
OVM38A	Acid Sulfate Soils Overlay Map OVM38A	2 May 2014
OVM39A	Acid Sulfate Soils Overlay Map OVM39A (Maleny Local Plan Area)	2 May 2014
OVM40A	Acid Sulfate Soils Overlay Map OVM40A	2 May 2014
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)	2 May 2014
OVM43A	Acid Sulfate Soils Overlay Map OVM43A	2 May 2014
OVM44A	Acid Sulfate Soils Overlay Map OVM44A (Caloundra West Local Plan Area)	2 May 2014
OVM45A	Acid Sulfate Soils Overlay Map OVM45A (Caloundra Local Plan Area)	2 May 2014
OVM46A	Acid Sulfate Soils Overlay Map OVM46A (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47A	Acid Sulfate Soils Overlay Map OVM47A	2 May 2014
OVM48A	Acid Sulfate Soils Overlay Map OVM48A	2 May 2014
OVM49A	Acid Sulfate Soils Overlay Map OVM49A (Beerwah Local Plan Area)	2 May 2014
OVM50A	Acid Sulfate Soils Overlay Map OVM50A (Glass House Mountains Local Plan Area)	2 May 2014
OVM51A	Acid Sulfate Soils Overlay Map OVM51A	2 May 2014
OVM52A	Acid Sulfate Soils Overlay Map OVM52A	2 May 2014
OVM53A	Acid Sulfate Soils Overlay Map OVM53A	2 May 2014
OVM54A	Acid Sulfate Soils Overlay Map OVM54A (Beerburrum Local Plan Area)	2 May 2014
OVM55A	Acid Sulfate Soils Overlay Map OVM55A	2 May 2014
<b>Airport environs overlay maps</b>		
OVMBCA(i)	Airport Environs Overlay Map Caloundra Aerodrome (i)	2 May 2014
OVMBM(i)	Airport Environs Overlay Map Maleny (i)	2 May 2014
OVMBSCA(i)	Airport Environs Overlay Map Sunshine Coast Airport (i)	2 May 2014
OVMBCA(ii)	Airport Environs Overlay Map Caloundra Aerodrome (ii)	2 May 2014
OVMBSCA(ii)	Airport Environs Overlay Map Sunshine Coast Airport (ii)	2 May 2014
OVMBCA(iii)	Airport Environs Overlay Map Caloundra Aerodrome (iii)	2 May 2014
OVMBSCA(iii)	Airport Environs Overlay Map Sunshine Coast Airport (iii)	2 May 2014
<b>Biodiversity, waterways and wetlands overlay maps</b>		
OVM1C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(i)	2 May 2014
OVM2C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(i)	2 May 2014
OVM3C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(i) (Eumundi Local Plan Area)	2 May 2014
OVM4C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(i)	2 May 2014
OVM5C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(i)	2 May 2014
OVM6C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(i)	2 May 2014
OVM7C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(i)	2 May 2014
OVM8C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(i) (Yandina Local Plan Area)	2 May 2014
OVM9C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(i)	2 May 2014
OVM10C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(i) (Peregian South Local Plan Area)	2 May 2014
OVM11C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(i) (Coolool Local Plan Area)	2 May 2014
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

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM14C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(i) (Kenilworth Local Plan Area)	2 May 2014
OVM15C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(i)	2 May 2014
OVM16C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(i)	2 May 2014
OVM18C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(i) (Nambour Local Plan Area)	2 May 2014
OVM19C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(i)	19 March 2018
OVM21C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(i) (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(i)	2 May 2014
OVM24C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(i)	2 May 2014
OVM25C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(i)	2 May 2014
OVM26C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(i)	2 May 2014
OVM27C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(i) (Woombye Local Plan Area)	2 May 2014
OVM28C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(i) (Palmwoods Local Plan Area)	2 May 2014
OVM29C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(i) (Eudlo Local Plan Area)	2 May 2014
OVM30C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(i)	2 May 2014
OVM31C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(i) (Buderim Local Plan Area)	2 May 2014
OVM33C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(i)	2 May 2014
OVM37C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(i)	2 May 2014
OVM38C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(i)	2 May 2014
OVM39C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(i) (Maleny Local Plan Area)	2 May 2014
OVM40C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(i)	2 May 2014
OVM41C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(i) (Landsborough Local Plan Area)	2 May 2014
OVM43C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(i)	2 May 2014
OVM44C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(i) (Caloundra West Local Plan Area)	2 May 2014

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM45C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(i) (Caloundra Local Plan Area)	2 May 2014
OVM46C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(i) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(i)	2 May 2014
OVM48C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(i)	2 May 2014
OVM49C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(i) (Beerwah Local Plan Area)	2 May 2014
OVM50C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(i) (Glass House Mountains Local Plan Area)	2 May 2014
OVM51C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM51C(i)	2 May 2014
OVM52C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM52C(i)	2 May 2014
OVM53C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM53C(i)	2 May 2014
OVM54C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM54C(i) (Beerburum Local Plan Area)	2 May 2014
OVM55C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM55C(i)	2 May 2014
OVM1C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(ii)	6 March 2015
OVM2C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(ii)	15 August 2016
OVM3C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(ii) (Eumundi Local Plan Area)	6 March 2015
OVM4C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(ii)	6 March 2015
OVM5C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(ii)	6 March 2015
OVM6C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(ii)	6 March 2015
OVM7C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(ii)	15 August 2016
OVM8C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(ii) (Yandina Local Plan Area)	6 March 2015
OVM9C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(ii)	6 March 2015
OVM10C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(ii) (Peregian South Local Plan Area)	6 March 2015
OVM11C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(ii) (Coolum Local Plan Area)	6 March 2015
OVM12C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(ii)	6 March 2015
OVM13C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(ii)	6 March 2015
OVM14C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(ii) (Kenilworth Local Plan Area)	6 March 2015
OVM15C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(ii)	15 August 2016
OVM16C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(ii) (Blackall Range Local Plan Area)	15 August 2016
OVM17C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(ii)	6 March 2015
OVM18C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(ii) (Nambour Local Plan Area)	6 March 2015
OVM19C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(ii) (Bli Bli Local Plan Area)	6 March 2015
OVM20C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(ii)	19 March 2018

Map number	Map title	Gazettal date
OVM21C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(ii) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(ii)	6 March 2015
OVM24C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(ii)	6 March 2015
OVM25C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(ii)	6 March 2015
OVM26C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(ii)	15 August 2016
OVM27C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(ii) (Woombye Local Plan Area)	6 March 2015
OVM28C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(ii) (Palmwoods Local Plan Area)	6 March 2015
OVM29C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(ii) (Eudlo Local Plan Area)	6 March 2015
OVM30C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(ii)	6 March 2015
OVM31C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	6 March 2015
OVM32C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(ii) (Buderim Local Plan Area)	6 March 2015
OVM33C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(ii) (Sippy Downs Local Plan Area)	6 March 2015
OVM34C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	6 March 2015
OVM35C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(ii) (Kawana Waters Local Plan Area)	6 March 2015
OVM36C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(ii)	6 March 2015
OVM37C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(ii)	6 March 2015
OVM38C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(ii)	6 March 2015
OVM39C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(ii) (Maleny Local Plan Area)	6 March 2015
OVM40C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(ii)	6 March 2015
OVM41C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(ii) (Mooloolah Local Plan Area)	6 March 2015
OVM42C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(ii) (Landsborough Local Plan Area)	6 March 2015
OVM43C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(ii)	6 March 2015
OVM44C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(ii) (Caloundra West Local Plan Area)	6 March 2015
OVM45C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(ii) (Caloundra Local Plan Area)	6 March 2015
OVM46C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(ii) (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(ii)	6 March 2015
OVM48C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(ii)	6 March 2015
OVM49C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(ii) (Beerwah Local Plan Area)	6 March 2015
OVM50C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(ii) (Glass House Mountains Local Plan Area)	6 March 2015

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
<b>Bushfire hazard overlay maps</b>		
OVM1D	Bushfire Hazard Overlay Map OVM1D	2 May 2014
OVM2D	Bushfire Hazard Overlay Map OVM2D	2 May 2014
OVM3D	Bushfire Hazard Overlay Map OVM3D (Eumundi Local Plan Area)	2 May 2014
OVM4D	Bushfire Hazard Overlay Map OVM4D	2 May 2014
OVM5D	Bushfire Hazard Overlay Map OVM5D	2 May 2014
OVM6D	Bushfire Hazard Overlay Map OVM6D	2 May 2014
OVM7D	Bushfire Hazard Overlay Map OVM7D	2 May 2014
OVM8D	Bushfire Hazard Overlay Map OVM8D (Yandina Local Plan Area)	2 May 2014
OVM9D	Bushfire Hazard Overlay Map OVM9D	2 May 2014
OVM10D	Bushfire Hazard Overlay Map OVM10D (Peregian South Local Plan Area)	2 May 2014
OVM11D	Bushfire Hazard Overlay Map OVM11D (Coolum Local Plan Area)	6 March 2015
OVM12D	Bushfire Hazard Overlay Map OVM12D	2 May 2014
OVM13D	Bushfire Hazard Overlay Map OVM13D	2 May 2014
OVM14D	Bushfire Hazard Overlay Map OVM14D (Kenilworth Local Plan Area)	2 May 2014
OVM15D	Bushfire Hazard Overlay Map OVM15D	2 May 2014
OVM16D	Bushfire Hazard Overlay Map OVM16D (Blackall Range Local Plan Area)	6 March 2015
OVM17D	Bushfire Hazard Overlay Map OVM17D	2 May 2014
OVM18D	Bushfire Hazard Overlay Map OVM18D (Nambour Local Plan Area)	2 May 2014
OVM19D	Bushfire Hazard Overlay Map OVM19D (Bli Bli Local Plan Area)	6 March 2015
OVM20D	Bushfire Hazard Overlay Map OVM20D	19 March 2018
OVM21D	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22D	Bushfire Hazard Overlay Map OVM22D (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23D	Bushfire Hazard Overlay Map OVM23D	2 May 2014
OVM24D	Bushfire Hazard Overlay Map OVM24D	2 May 2014
OVM25D	Bushfire Hazard Overlay Map OVM25D	2 May 2014
OVM26D	Bushfire Hazard Overlay Map OVM26D	2 May 2014
OVM27D	Bushfire Hazard Overlay Map OVM27D (Woombye Local Plan Area)	6 March 2015
OVM28D	Bushfire Hazard Overlay Map OVM28D (Palmwoods Local Plan Area)	2 May 2014
OVM29D	Bushfire Hazard Overlay Map OVM29D (Eudlo Local Plan Area)	6 March 2015
OVM30D	Bushfire Hazard Overlay Map OVM30D	2 May 2014
OVM31D	Bushfire Hazard Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area)	6 March 2015
OVM32D	Bushfire Hazard Overlay Map OVM32D (Buderim Local Plan Area)	2 May 2014
OVM33D	Bushfire Hazard Overlay Map OVM33D (Sippy Downs Local Plan Area)	2 May 2014
OVM34D	Bushfire Hazard Overlay Map OVM34D (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
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	2 May 2014
OVM39D	Bushfire Hazard Overlay Map OVM39D (Maleny Local Plan Area)	2 May 2014
OVM40D	Bushfire Hazard Overlay Map OVM40D	2 May 2014
OVM41D	Bushfire Hazard Overlay Map OVM41D (Mooloolah Local Plan Area)	2 May 2014
OVM42D	Bushfire Hazard Overlay Map OVM42D (Landsborough Local Plan Area)	2 May 2014
OVM43D	Bushfire Hazard Overlay Map OVM43D	2 May 2014
OVM44D	Bushfire Hazard Overlay Map OVM44D (Caloundra West Local Plan Area)	2 May 2014
OVM45D	Bushfire Hazard Overlay Map OVM45D (Caloundra Local Plan Area)	2 May 2014
OVM46D	Bushfire Hazard Overlay Map OVM46D (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47D	Bushfire Hazard Overlay Map OVM47D	2 May 2014
OVM48D	Bushfire Hazard Overlay Map OVM48D	2 May 2014
OVM49D	Bushfire Hazard Overlay Map OVM49D (Beerwah Local Plan Area)	2 May 2014
OVM50D	Bushfire Hazard Overlay Map OVM50D (Glass House Mountains Local Plan Area)	2 May 2014
OVM51D	Bushfire Hazard Overlay Map OVM51D	2 May 2014
OVM52D	Bushfire Hazard Overlay Map OVM52D	2 May 2014
OVM53D	Bushfire Hazard Overlay Map OVM53D	2 May 2014
OVM54D	Bushfire Hazard Overlay Map OVM54D (Beerburum Local Plan Area)	2 May 2014
OVM55D	Bushfire Hazard Overlay Map OVM55D	2 May 2014
<b>Coastal protection overlay maps</b>		
OVM1E	Coastal Protection Overlay Map OVM1E	2 May 2014
OVM2E	Coastal Protection Overlay Map OVM2E	2 May 2014
OVM3E	Coastal Protection Overlay Map OVM3E (Eumundi Local Plan Area)	24 February 2017
OVM4E	Coastal Protection Overlay Map OVM4E	2 May 2014
OVM5E	Coastal Protection Overlay Map OVM5E	2 May 2014
OVM6E	Coastal Protection Overlay Map OVM6E	2 May 2014
OVM7E	Coastal Protection Overlay Map OVM7E	2 May 2014
OVM8E	Coastal Protection Overlay Map OVM8E (Yandina Local Plan Area)	24 February 2017
OVM9E	Coastal Protection Overlay Map OVM9E	2 May 2014
OVM10E	Coastal Protection Overlay Map OVM10E (Peregian South Local Plan Area)	24 February 2017
OVM11E	Coastal Protection Overlay Map OVM11E (Coolum Local Plan Area)	24 February 2017
OVM12E	Coastal Protection Overlay Map OVM12E	2 May 2014
OVM13E	Coastal Protection Overlay Map OVM13E	2 May 2014
OVM14E	Coastal Protection Overlay Map OVM14E (Kenilworth Local Plan Area)	24 February 2017
OVM15E	Coastal Protection Overlay Map OVM15E	2 May 2014
OVM16E	Coastal Protection Overlay Map OVM16E (Blackall Range Local Plan Area)	2 May 2014
OVM17E	Coastal Protection Overlay Map OVM17E	2 May 2014
OVM18E	Coastal Protection Overlay Map OVM18E (Nambour Local Plan Area)	24 February 2017
OVM19E	Coastal Protection Overlay Map OVM19E (Bli Bli Local Plan Area)	2 May 2014
OVM20E	Coastal Protection Overlay Map OVM20E	19 March 2018
OVM21E	Coastal Protection Overlay Map OVM21E (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22E	Coastal Protection Overlay Map OVM22E (Maroochydhore/Kuluin Local Plan Area)	19 March 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	2 May 2014
OVM26E	Coastal Protection Overlay Map OVM26E	2 May 2014
OVM27E	Coastal Protection Overlay Map OVM27E (Woombye Local Plan Area)	2 May 2014
OVM28E	Coastal Protection Overlay Map OVM28E (Palmwoods Local Plan Area)	24 February 2017
OVM29E	Coastal Protection Overlay Map OVM29E (Eudlo Local Plan Area)	2 May 2014
OVM30E	Coastal Protection Overlay Map OVM30E	2 May 2014
OVM31E	Coastal Protection Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32E	Coastal Protection Overlay Map OVM32E (Buderim Local Plan Area)	24 February 2017
OVM33E	Coastal Protection Overlay Map OVM33E (Sippy Downs Local Plan Area)	24 February 2017
OVM34E	Coastal Protection Overlay Map OVM34E (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
OVM35E	Coastal Protection Overlay Map OVM35E (Kawana Waters Local Plan Area)	24 February 2017
OVM36E	Coastal Protection Overlay Map OVM36E	2 May 2014
OVM37E	Coastal Protection Overlay Map OVM37E	2 May 2014
OVM38E	Coastal Protection Overlay Map OVM38E	2 May 2014
OVM39E	Coastal Protection Overlay Map OVM39E (Maleny Local Plan Area)	24 February 2017
OVM40E	Coastal Protection Overlay Map OVM40E	2 May 2014
OVM41E	Coastal Protection Overlay Map OVM41E (Mooloolah Local Plan Area)	24 February 2017
OVM42E	Coastal Protection Overlay Map OVM42E (Landsborough Local Plan Area)	24 February 2017
OVM43E	Coastal Protection Overlay Map OVM43E	2 May 2014
OVM44E	Coastal Protection Overlay Map OVM44E (Caloundra West Local Plan Area)	24 February 2017
OVM45E	Coastal Protection Overlay Map OVM45E (Caloundra Local Plan Area)	24 February 2017
OVM46E	Coastal Protection Overlay Map OVM46E (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47E	Coastal Protection Overlay Map OVM47E	2 May 2014
OVM48E	Coastal Protection Overlay Map OVM48E	2 May 2014
OVM49E	Coastal Protection Overlay Map OVM49E (Beerwah Local Plan Area)	24 February 2017
OVM50E	Coastal Protection Overlay Map OVM50E (Glass House Mountains Local Plan Area)	24 February 2017
OVM51E	Coastal Protection Overlay Map OVM51E	24 February 2017
OVM52E	Coastal Protection Overlay Map OVM52E	2 May 2014
OVM53E	Coastal Protection Overlay Map OVM53E	2 May 2014
OVM54E	Coastal Protection Overlay Map OVM54E (Beerburum Local Plan Area)	24 February 2017
OVM55E	Coastal Protection Overlay Map OVM55E	24 February 2017
<b>Extractive resources overlay maps</b>		
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	24 February 2017
OVM8F	Extractive Resources Overlay Map OVM8F (Yandina Local Plan Area)	2 May 2014
OVM9F	Extractive Resources Overlay Map OVM9F	2 May 2014
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)	2 May 2014
OVM12F	Extractive Resources Overlay Map OVM12F	2 May 2014
OVM13F	Extractive Resources Overlay Map OVM13F	2 May 2014
OVM14F	Extractive Resources Overlay Map OVM14F (Kenilworth Local Plan Area)	2 May 2014
OVM15F	Extractive Resources Overlay Map OVM15F	24 February 2017
OVM16F	Extractive Resources Overlay Map OVM16F (Blackall Range Local Plan Area)	2 May 2014
OVM17F	Extractive Resources Overlay Map OVM17F	24 February 2017
OVM18F	Extractive Resources Overlay Map OVM18F (Nambour Local Plan Area)	2 May 2014
OVM19F	Extractive Resources Overlay Map OVM19F (Bli Bli Local Plan Area)	2 May 2014
OVM20F	Extractive Resources Overlay Map OVM20F	19 March 2018
OVM21F	Extractive Resources Overlay Map OVM21F (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22F	Extractive Resources Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23F	Extractive Resources Overlay Map OVM23F	2 May 2014
OVM24F	Extractive Resources Overlay Map OVM24F	2 May 2014
OVM25F	Extractive Resources Overlay Map OVM25F	2 May 2014
OVM26F	Extractive Resources Overlay Map OVM26F	2 May 2014
OVM27F	Extractive Resources Overlay Map OVM27F (Woombye Local Plan Area)	2 May 2014
OVM28F	Extractive Resources Overlay Map OVM28F (Palmwoods Local Plan Area)	2 May 2014
OVM29F	Extractive Resources Overlay Map OVM29F (Eudlo Local Plan Area)	2 May 2014
OVM30F	Extractive Resources Overlay Map OVM30F	2 May 2014
OVM31F	Extractive Resources Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32F	Extractive Resources Overlay Map OVM32F (Buderim Local Plan Area)	2 May 2014
OVM33F	Extractive Resources Overlay Map OVM33F (Sippy Downs Local Plan Area)	2 May 2014
OVM34F	Extractive Resources Overlay Map OVM34F (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35F	Extractive Resources Overlay Map OVM35F (Kawana Waters Local Plan Area)	2 May 2014
OVM36F	Extractive Resources Overlay Map OVM36F	2 May 2014
OVM37F	Extractive Resources Overlay Map OVM37F	2 May 2014
OVM38F	Extractive Resources Overlay Map OVM38F	2 May 2014
OVM39F	Extractive Resources Overlay Map OVM39F (Maleny Local Plan Area)	2 May 2014
OVM40F	Extractive Resources Overlay Map OVM40F	2 May 2014
OVM41F	Extractive Resources Overlay Map OVM41F (Mooloolah Local Plan Area)	2 May 2014
OVM42F	Extractive Resources Overlay Map OVM42F (Landsborough Local Plan Area)	2 May 2014
OVM43F	Extractive Resources Overlay Map OVM43F	2 May 2014
OVM44F	Extractive Resources Overlay Map OVM44F (Caloundra West Local Plan Area)	2 May 2014
OVM45F	Extractive Resources Overlay Map OVM45F (Caloundra Local Plan Area)	2 May 2014
OVM46F	Extractive Resources Overlay Map OVM46F (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47F	Extractive Resources Overlay Map OVM47F	2 May 2014
OVM48F	Extractive Resources Overlay Map OVM48F	2 May 2014
OVM49F	Extractive Resources Overlay Map OVM49F (Beerwah Local Plan Area)	2 May 2014
OVM50F	Extractive Resources Overlay Map OVM50F (Glass	2 May 2014



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
<b>Flood hazard overlay maps</b>		
OVM1G	Flood Hazard Overlay Map OVM1G	2 May 2014
OVM2G	Flood Hazard Overlay Map OVM2G	2 May 2014
OVM3G	Flood Hazard Overlay Map OVM3G (Eumundi Local Plan Area)	2 May 2014
OVM4G	Flood Hazard Overlay Map OVM4G	2 May 2014
OVM5G	Flood Hazard Overlay Map OVM5G	2 May 2014
OVM6G	Flood Hazard Overlay Map OVM6G	2 May 2014
OVM7G	Flood Hazard Overlay Map OVM7G	2 May 2014
OVM8G	Flood Hazard Overlay Map OVM8G (Yandina Local Plan Area)	2 May 2014
OVM9G	Flood Hazard Overlay Map OVM9G	2 May 2014
OVM10G	Flood Hazard Overlay Map OVM10G (Peregian South Local Plan Area)	2 May 2014
OVM11G	Flood Hazard Overlay Map OVM11G (Coolum Local Plan Area)	2 May 2014
OVM12G	Flood Hazard Overlay Map OVM12G	2 May 2014
OVM13G	Flood Hazard Overlay Map OVM13G	2 May 2014
OVM14G	Flood Hazard Overlay Map OVM14G (Kenilworth Local Plan Area)	2 May 2014
OVM15G	Flood Hazard Overlay Map OVM15G	2 May 2014
OVM16G	Flood Hazard Overlay Map OVM16G (Blackall Range Local Plan Area)	2 May 2014
OVM17G	Flood Hazard Overlay Map OVM17G	2 May 2014
OVM18G	Flood Hazard Overlay Map OVM18G (Nambour Local Plan Area)	2 May 2014
OVM19G	Flood Hazard Overlay Map OVM19G (Bli Bli Local Plan Area)	2 May 2014
OVM20G	Flood Hazard Overlay Map OVM20G	19 March 2018
OVM21G	Flood Hazard Overlay Map OVM21G (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22G	Flood Hazard Overlay Map OVM22G (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23G	Flood Hazard Overlay Map OVM23G	2 May 2014
OVM24G	Flood Hazard Overlay Map OVM24G	2 May 2014
OVM25G	Flood Hazard Overlay Map OVM25G	2 May 2014
OVM26G	Flood Hazard Overlay Map OVM26G	2 May 2014
OVM27G	Flood Hazard Overlay Map OVM27G (Woombye Local Plan Area)	2 May 2014
OVM28G	Flood Hazard Overlay Map OVM28G (Palmwoods Local Plan Area)	2 May 2014
OVM29G	Flood Hazard Overlay Map OVM29G (Eudlo Local Plan Area)	2 May 2014
OVM30G	Flood Hazard Overlay Map OVM30G	2 May 2014
OVM31G	Flood Hazard Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32G	Flood Hazard Overlay Map OVM32G (Buderim Local Plan Area)	2 May 2014
OVM33G	Flood Hazard Overlay Map OVM33G (Sippy Downs Local Plan Area)	2 May 2014
OVM34G	Flood Hazard Overlay Map OVM34G (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35G	Flood Hazard Overlay Map OVM35G (Kawana Waters Local Plan Area)	2 May 2014
OVM36G	Flood Hazard Overlay Map OVM36G	2 May 2014
OVM37G	Flood Hazard Overlay Map OVM37G	2 May 2014

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM38G	Flood Hazard Overlay Map OVM38G	2 May 2014
OVM39G	Flood Hazard Overlay Map OVM39G (Maleny Local Plan Area)	2 May 2014
OVM40G	Flood Hazard Overlay Map OVM40G	2 May 2014
OVM41G	Flood Hazard Overlay Map OVM41G (Mooloolah Local Plan Area)	2 May 2014
OVM42G	Flood Hazard Overlay Map OVM42G (Landsborough Local Plan Area)	2 May 2014
OVM43G	Flood Hazard Overlay Map OVM43G	2 May 2014
OVM44G	Flood Hazard Overlay Map OVM44G (Caloundra West Local Plan Area)	2 May 2014
OVM45G	Flood Hazard Overlay Map OVM45G (Caloundra Local Plan Area)	2 May 2014
OVM46G	Flood Hazard Overlay Map OVM46G (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47G	Flood Hazard Overlay Map OVM47G	2 May 2014
OVM48G	Flood Hazard Overlay Map OVM48G	2 May 2014
OVM49G	Flood Hazard Overlay Map OVM49G (Beerwah Local Plan Area)	2 May 2014
OVM50G	Flood Hazard Overlay Map OVM50G (Glass House Mountains Local Plan Area)	2 May 2014
OVM51G	Flood Hazard Overlay Map OVM51G	2 May 2014
OVM52G	Flood Hazard Overlay Map OVM52G	2 May 2014
OVM53G	Flood Hazard Overlay Map OVM53G	2 May 2014
OVM54G	Flood Hazard Overlay Map OVM54G (Beerburrum Local Plan Area)	2 May 2014
OVM55G	Flood Hazard Overlay Map OVM55G	2 May 2014
<b>Height of buildings and structures overlay maps</b>		
OVM1H	Height of Buildings and Structures Overlay Map OVM1H	2 May 2014
OVM2H	Height of Buildings and Structures Overlay Map OVM2H	2 May 2014
OVM3H	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	15 August 2016
OVM4H	Height of Buildings and Structures Overlay Map OVM4H	2 May 2014
OVM5H	Height of Buildings and Structures Overlay Map OVM5H	2 May 2014
OVM6H	Height of Buildings and Structures Overlay Map OVM6H	2 May 2014
OVM7H	Height of Buildings and Structures Overlay Map OVM7H	15 August 2016
OVM8H	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	2 May 2014
OVM9H	Height of Buildings and Structures Overlay Map OVM9H	15 August 2016
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	15 August 2016
OVM11H	Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)	2 May 2014
OVM12H	Height of Buildings and Structures Overlay Map OVM12H	2 May 2014
OVM13H	Height of Buildings and Structures Overlay Map OVM13H	2 May 2014
OVM14H	Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)	2 May 2014
OVM15H	Height of Buildings and Structures Overlay Map OVM15H	2 May 2014
OVM16H	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	15 August 2016
OVM17H	Height of Buildings and Structures Overlay Map OVM17H	2 May 2014
OVM18H	Height of Buildings and Structures Overlay Map	2 May 2014

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)	24 February 2017
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	19 March 2018
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23H	Height of Buildings and Structures Overlay Map OVM23H	2 May 2014
OVM24H	Height of Buildings and Structures Overlay Map OVM24H	2 May 2014
OVM25H	Height of Buildings and Structures Overlay Map OVM25H	2 May 2014
OVM26H	Height of Buildings and Structures Overlay Map OVM26H	15 August 2016
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	15 August 2016
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	15 August 2016
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	2 May 2014
OVM30H	Height of Buildings and Structures Overlay Map OVM30H	2 May 2014
OVM31H	Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32H	Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)	2 May 2014
OVM33H	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	2 May 2014
OVM34H	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	28 July 2017
OVM35H	Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)	2 May 2014
OVM36H	Height of Buildings and Structures Overlay Map OVM36H	2 May 2014
OVM37H	Height of Buildings and Structures Overlay Map OVM37H	2 May 2014
OVM38H	Height of Buildings and Structures Overlay Map OVM38H	2 May 2014
OVM39H	Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)	2 May 2014
OVM40H	Height of Buildings and Structures Overlay Map OVM40H	2 May 2014
OVM41H	Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)	2 May 2014
OVM42H	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	15 August 2016
OVM43H	Height of Buildings and Structures Overlay Map OVM43H	2 May 2014
OVM44H	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	24 February 2017
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	20 September 2019
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	2 May 2014
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	2 May 2014

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	15 August 2016
OVM50H	Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)	2 May 2014
OVM51H	Height of Buildings and Structures Overlay Map OVM51H	2 May 2014
OVM52H	Height of Buildings and Structures Overlay Map OVM52H	2 May 2014
OVM53H	Height of Buildings and Structures Overlay Map OVM53H	2 May 2014
OVM54H	Height of Buildings and Structures Overlay Map OVM54H (Beerburrum Local Plan Area)	2 May 2014
OVM55H	Height of Buildings and Structures Overlay Map OVM55H	2 May 2014
<b>Heritage and character areas overlay maps</b>		
OVM11	Heritage and Character Areas Overlay Map OVM11	2 May 2014
OVM21	Heritage and Character Areas Overlay Map OVM21	2 May 2014
OVM31	Heritage and Character Areas Overlay Map OVM31 (Eumundi Local Plan Area)	2 May 2014
OVM41	Heritage and Character Areas Overlay Map OVM41	2 May 2014
OVM51	Heritage and Character Areas Overlay Map OVM51	2 May 2014
OVM61	Heritage and Character Areas Overlay Map OVM61	2 May 2014
OVM71	Heritage and Character Areas Overlay Map OVM71	2 May 2014
OVM81	Heritage and Character Areas Overlay Map OVM81 (Yandina Local Plan Area)	2 May 2014
OVM91	Heritage and Character Areas Overlay Map OVM91	2 May 2014
OVM101	Heritage and Character Areas Overlay Map OVM101 (Peregian South Local Plan Area)	2 May 2014
OVM111	Heritage and Character Areas Overlay Map OVM111 (Coolum Local Plan Area)	2 May 2014
OVM121	Heritage and Character Areas Overlay Map OVM121	2 May 2014
OVM131	Heritage and Character Areas Overlay Map OVM131	2 May 2014
OVM141	Heritage and Character Areas Overlay Map OVM141 (Kenilworth Local Plan Area)	2 May 2014
OVM151	Heritage and Character Areas Overlay Map OVM151	2 May 2014
OVM161	Heritage and Character Areas Overlay Map OVM161 (Blackall Range Local Plan Area)	2 May 2014
OVM171	Heritage and Character Areas Overlay Map OVM171	2 May 2014
OVM181	Heritage and Character Areas Overlay Map OVM181 (Nambour Local Plan Area)	2 May 2014
OVM191	Heritage and Character Areas Overlay Map OVM191 (Bli Bli Local Plan Area)	2 May 2014
OVM201	Heritage and Character Areas Overlay Map OVM201	19 March 2018
OVM211	Heritage and Character Areas Overlay Map OVM211 (Maroochy North Shore Local Plan Area)	19 March 2018
OVM221	Heritage and Character Areas Overlay Map OVM221 (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM231	Heritage and Character Areas Overlay Map OVM231	2 May 2014
OVM241	Heritage and Character Areas Overlay Map OVM241	2 May 2014
OVM251	Heritage and Character Areas Overlay Map OVM251	2 May 2014
OVM261	Heritage and Character Areas Overlay Map OVM261	2 May 2014
OVM271	Heritage and Character Areas Overlay Map OVM271 (Woombye Local Plan Area)	2 May 2014
OVM281	Heritage and Character Areas Overlay Map OVM281 (Palmwoods Local Plan Area)	2 May 2014
OVM291	Heritage and Character Areas Overlay Map OVM291 (Eudlo Local Plan Area)	2 May 2014
OVM301	Heritage and Character Areas Overlay Map OVM301	2 May 2014
OVM311	Heritage and Character Areas Overlay Map OVM311 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM321	Heritage and Character Areas Overlay Map OVM321 (Buderim Local Plan Area)	2 May 2014
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)	2 May 2014
OVM35I	Heritage and Character Areas Overlay Map OVM35I (Kawana Waters Local Plan Area)	2 May 2014
OVM36I	Heritage and Character Areas Overlay Map OVM36I	2 May 2014
OVM37I	Heritage and Character Areas Overlay Map OVM37I	2 May 2014
OVM38I	Heritage and Character Areas Overlay Map OVM38I	2 May 2014
OVM39I	Heritage and Character Areas Overlay Map OVM39I (Maleny Local Plan Area)	2 May 2014
OVM40I	Heritage and Character Areas Overlay Map OVM40I	2 May 2014
OVM41I	Heritage and Character Areas Overlay Map OVM41I (Mooloolah Local Plan Area)	2 May 2014
OVM42I	Heritage and Character Areas Overlay Map OVM42I (Landsborough Local Plan Area)	2 May 2014
OVM43I	Heritage and Character Areas Overlay Map OVM43I	2 May 2014
OVM44I	Heritage and Character Areas Overlay Map OVM44I (Caloundra West Local Plan Area)	2 May 2014
OVM45I	Heritage and Character Areas Overlay Map OVM45I (Caloundra Local Plan Area)	2 May 2014
OVM46I	Heritage and Character Areas Overlay Map OVM46I (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47I	Heritage and Character Areas Overlay Map OVM47I	2 May 2014
OVM48I	Heritage and Character Areas Overlay Map OVM48I	2 May 2014
OVM49I	Heritage and Character Areas Overlay Map OVM49I (Beerwah Local Plan Area)	2 May 2014
OVM50I	Heritage and Character Areas Overlay Map OVM50I (Glass House Mountains Local Plan Area)	2 May 2014
OVM51I	Heritage and Character Areas Overlay Map OVM51I	2 May 2014
OVM52I	Heritage and Character Areas Overlay Map OVM52I	2 May 2014
OVM53I	Heritage and Character Areas Overlay Map OVM53I	2 May 2014
OVM54I	Heritage and Character Areas Overlay Map OVM54I (Beerburum Local Plan Area)	2 May 2014
OVM55I	Heritage and Character Areas Overlay Map OVM55I	2 May 2014
<b>Landslide hazard and steep land overlay maps</b>		
OVM1J(i)	Landslide Hazard and Steep Land Overlay Map OVM1J(i)	2 May 2014
OVM2J(i)	Landslide Hazard and Steep Land Overlay Map OVM2J(i)	2 May 2014
OVM3J(i)	Landslide Hazard and Steep Land Overlay Map OVM3J(i) (Eumundi Local Plan Area)	2 May 2014
OVM4J(i)	Landslide Hazard and Steep Land Overlay Map OVM4J(i)	2 May 2014
OVM5J(i)	Landslide Hazard and Steep Land Overlay Map OVM5J(i)	2 May 2014
OVM6J(i)	Landslide Hazard and Steep Land Overlay Map OVM6J(i)	2 May 2014
OVM7J(i)	Landslide Hazard and Steep Land Overlay Map OVM7J(i)	2 May 2014
OVM8J(i)	Landslide Hazard and Steep Land Overlay Map OVM8J(i) (Yandina Local Plan Area)	2 May 2014
OVM9J(i)	Landslide Hazard and Steep Land Overlay Map OVM9J(i)	2 May 2014
OVM10J(i)	Landslide Hazard and Steep Land Overlay Map OVM10J(i) (Peregian South Local Plan Area)	2 May 2014
OVM11J(i)	Landslide Hazard and Steep Land Overlay Map OVM11J(i) (Coolum Local Plan Area)	2 May 2014
OVM12J(i)	Landslide Hazard and Steep Land Overlay Map OVM12J(i)	2 May 2014
OVM13J(i)	Landslide Hazard and Steep Land Overlay Map OVM13J(i)	2 May 2014
OVM14J(i)	Landslide Hazard and Steep Land Overlay Map OVM14J(i) (Kenilworth Local Plan Area)	2 May 2014

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM15J(i)	Landslide Hazard and Steep Land Overlay Map OVM15J(i)	2 May 2014
OVM16J(i)	Landslide Hazard and Steep Land Overlay Map OVM16J(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17J(i)	Landslide Hazard and Steep Land Overlay Map OVM17J(i)	2 May 2014
OVM18J(i)	Landslide Hazard and Steep Land Overlay Map OVM18J(i) (Nambour Local Plan Area)	2 May 2014
OVM19J(i)	Landslide Hazard and Steep Land Overlay Map OVM19J(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20J(i)	Landslide Hazard and Steep Land Overlay Map OVM20J(i)	19 March 2018
OVM21J(i)	Landslide Hazard and Steep Land Overlay Map OVM21J(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22J(i)	Landslide Hazard and Steep Land Overlay Map OVM22J(i) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23J(i)	Landslide Hazard and Steep Land Overlay Map OVM23J(i)	2 May 2014
OVM24J(i)	Landslide Hazard and Steep Land Overlay Map OVM24J(i)	2 May 2014
OVM25J(i)	Landslide Hazard and Steep Land Overlay Map OVM25J(i)	2 May 2014
OVM26J(i)	Landslide Hazard and Steep Land Overlay Map OVM26J(i)	2 May 2014
OVM27J(i)	Landslide Hazard and Steep Land Overlay Map OVM27J(i) (Woombye Local Plan Area)	2 May 2014
OVM28J(i)	Landslide Hazard and Steep Land Overlay Map OVM28J(i) (Palmwoods Local Plan Area)	2 May 2014
OVM29J(i)	Landslide Hazard and Steep Land Overlay Map OVM29J(i) (Eudlo Local Plan Area)	2 May 2014
OVM30J(i)	Landslide Hazard and Steep Land Overlay Map OVM30J(i)	2 May 2014
OVM31J(i)	Landslide Hazard and Steep Land Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32J(i)	Landslide Hazard and Steep Land Overlay Map OVM32J(i) (Buderim Local Plan Area)	2 May 2014
OVM33J(i)	Landslide Hazard and Steep Land Overlay Map OVM33J(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34J(i)	Landslide Hazard and Steep Land Overlay Map OVM34J(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35J(i)	Landslide Hazard and Steep Land Overlay Map OVM35J(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36J(i)	Landslide Hazard and Steep Land Overlay Map OVM36J(i)	2 May 2014
OVM37J(i)	Landslide Hazard and Steep Land Overlay Map OVM37J(i)	2 May 2014
OVM38J(i)	Landslide Hazard and Steep Land Overlay Map OVM38J(i)	2 May 2014
OVM39J(i)	Landslide Hazard and Steep Land Overlay Map OVM39J(i) (Maleny Local Plan Area)	2 May 2014
OVM40J(i)	Landslide Hazard and Steep Land Overlay Map OVM40J(i)	2 May 2014
OVM41J(i)	Landslide Hazard and Steep Land Overlay Map OVM41J(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42J(i)	Landslide Hazard and Steep Land Overlay Map OVM42J(i) (Landsborough Local Plan Area)	2 May 2014
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)	2 May 2014
OVM49J(i)	Landslide Hazard and Steep Land Overlay Map OVM49J(i) (Beerwah Local Plan Area)	2 May 2014
OVM50J(i)	Landslide Hazard and Steep Land Overlay Map OVM50J(i) (Glass House Mountains Local Plan Area)	2 May 2014
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)	2 May 2014
OVM8J(ii)	Landslide Hazard and Steep Land Overlay Map OVM8J(ii) (Yandina Local Plan Area)	2 May 2014
OVM9J(ii)	Landslide Hazard and Steep Land Overlay Map OVM9J(ii)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM20J(ii)	Landslide Hazard and Steep Land Overlay Map OVM20J(ii)	19 March 2018
OVM21J(ii)	Landslide Hazard and Steep Land Overlay Map OVM21J(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22J(ii)	Landslide Hazard and Steep Land Overlay Map	19 March 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)	2 May 2014
OVM26J(ii)	Landslide Hazard and Steep Land Overlay Map OVM26J(ii)	2 May 2014
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)	2 May 2014
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)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM39J(ii)	Landslide Hazard and Steep Land Overlay Map OVM39J(ii) (Maleny Local Plan Area)	2 May 2014
OVM40J(ii)	Landslide Hazard and Steep Land Overlay Map OVM40J(ii)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM49J(ii)	Landslide Hazard and Steep Land Overlay Map OVM49J(ii) (Beerwah Local Plan Area)	2 May 2014
OVM50J(ii)	Landslide Hazard and Steep Land Overlay Map OVM50J(ii) (Glass House Mountains Local Plan Area)	2 May 2014
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) (Beerburrum Local Plan Area)	2 May 2014
OVM55J(ii)	Landslide Hazard and Steep Land Overlay Map OVM55J(ii)	2 May 2014
<b>Regional infrastructure overlay maps</b>		
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	24 February 2017
OVM8K	Regional Infrastructure Overlay Map OVM8K (Yandina Local Plan Area)	24 February 2017
OVM9K	Regional Infrastructure Overlay Map OVM9K	24 February 2017
OVM10K	Regional Infrastructure Overlay Map OVM10K (Peregian South Local Plan Area)	24 February 2017
OVM11K	Regional Infrastructure Overlay Map OVM11K (Coolum Local Plan Area)	24 February 2017
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)	24 February 2017
OVM20K	Regional Infrastructure Overlay Map OVM20K	19 March 2018
OVM21K	Regional Infrastructure Overlay Map OVM21K (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22K	Regional Infrastructure Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area)	19 March 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	24 February 2017
OVM26K	Regional Infrastructure Overlay Map OVM26K	24 February 2017
OVM27K	Regional Infrastructure Overlay Map OVM27K (Woombye Local Plan Area)	24 February 2017
OVM28K	Regional Infrastructure Overlay Map OVM28K (Palmwoods Local Plan Area)	24 February 2017
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)	24 February 2017
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)	24 February 2017
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	24 February 2017
OVM39K	Regional Infrastructure Overlay Map OVM39K (Maleny Local Plan Area)	24 February 2017
OVM40K	Regional Infrastructure Overlay Map OVM40K	24 February 2017
OVM41K	Regional Infrastructure Overlay Map OVM41K (Mooloolah Local Plan Area)	24 February 2017
OVM42K	Regional Infrastructure Overlay Map OVM42K (Landsborough Local Plan Area)	24 February 2017
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	24 February 2017
OVM49K	Regional Infrastructure Overlay Map OVM49K (Beerwah Local Plan Area)	24 February 2017
OVM50K	Regional Infrastructure Overlay Map OVM50K (Glass House Mountains Local Plan Area)	24 February 2017
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
<b>Scenic amenity overlay maps</b>		
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	24 February 2017
OVM8L	Scenic Amenity Overlay Map OVM8L (Yandina Local Plan Area)	24 February 2017
OVM9L	Scenic Amenity Overlay Map OVM9L	24 February 2017
OVM10L	Scenic Amenity Overlay Map OVM10L (Peregian South Local Plan Area)	24 February 2017
OVM11L	Scenic Amenity Overlay Map OVM11L (Coolum Local Plan Area)	24 February 2017
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)	24 February 2017
OVM20L	Scenic Amenity Overlay Map OVM20L	19 March 2018
OVM21L	Scenic Amenity Overlay Map OVM21L (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22L	Scenic Amenity Overlay Map OVM22L (Maroochydhore/Kuluin Local Plan Area)	19 March 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	24 February 2017

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM26L	Scenic Amenity Overlay Map OVM26L	24 February 2017
OVM27L	Scenic Amenity Overlay Map OVM27L (Woombye Local Plan Area)	24 February 2017
OVM28L	Scenic Amenity Overlay Map OVM28L (Palmwoods Local Plan Area)	24 February 2017
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)	24 February 2017
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)	24 February 2017
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	24 February 2017
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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	24 February 2017
OVM49L	Scenic Amenity Overlay Map OVM49L (Beerwah Local Plan Area)	24 February 2017
OVM50L	Scenic Amenity Overlay Map OVM50L (Glass House Mountains Local Plan Area)	24 February 2017
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
<b>Water resource catchments overlay maps</b>		
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	2 May 2014
OVM8M	Water Resource Catchments Overlay Map OVM8M (Yandina Local Plan Area)	2 May 2014
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OVM13M	Water Resource Catchments Overlay Map OVM13M	2 May 2014
OVM14M	Water Resource Catchments Overlay Map OVM14M (Kenilworth Local Plan Area)	2 May 2014
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OVM22M	Water Resource Catchments Overlay Map OVM22M (Maroochydhore/Kuluin Local Plan Area)	19 March 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	2 May 2014
OVM26M	Water Resource Catchments Overlay Map OVM26M	2 May 2014
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)	2 May 2014
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OVM43M	Water Resource Catchments Overlay Map OVM43M	2 May 2014
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OVM46M	Water Resource Catchments Overlay Map OVM46M (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
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OVM51M	Water Resource Catchments Overlay Map OVM51M	2 May 2014
OVM52M	Water Resource Catchments Overlay Map OVM52M	2 May 2014

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
OVM53M	Water Resource Catchments Overlay Map OVM53M	2 May 2014
OVM54M	Water Resource Catchments Overlay Map OVM54M (Beerburrum Local Plan Area)	2 May 2014
OVM55M	Water Resource Catchments Overlay Map OVM55M	2 May 2014



## Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 24 July 2014 Effective date – 10 November 2014	Version 2 incorporating Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. 1	Minor Amendment	The amendment clarifies the application and interpretation of the filling and excavation provisions in the Dwelling house code and the provisions relating to dwelling houses in the Landslide hazard and steep land overlay code.
Date of adoption – 26 February 2015 Effective date – 9 March 2015	Version 3 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 2	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors and corrects factual matters incorrectly stated in the Planning Scheme.
Date of adoption – 13 July 2015 Effective date – 3 August 2015	Version 4 incorporating Planning Scheme Policies (Administrative and Minor Amendment) No. 3	Administrative and Minor Amendment	The amendment corrects spelling and grammatical errors, factual matters incorrectly stated, outdated terms and minor technical matters in the planning scheme policies for the flood hazard overlay code, development works and the transport and parking code.
Date of adoption – 23 November 2015 Effective date – 7 December 2015	Version 5 incorporating Sunshine Coast Planning Scheme 2014 (Transitional Interim Local Government Infrastructure Plan Amendment) No. 4	Transitional Interim Local Government Infrastructure Plan Amendment	The amendment deletes reference to water and sewer networks, corrects mapping errors, adds and removes a number of infrastructure projects and includes other minor revision or corrections.
Date of adoption – 22 March 2016 Effective date – 1 April 2016	Version 6 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5	Major Amendment	The amendment reflects revised land use, densities and road layouts for the Palmview Master Planned Area, and includes amendments to the Planning Scheme Policy for Palmview Structure Plan and consequential planning scheme amendments.
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 6	Major Amendment	The amendment changes the zoning of land at Tweddell Drive, Pelican Waters and at School Road, Bli Bli. The amendment also corrects a number of site specific zoning and building height anomalies located in other parts of the planning scheme area.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 7	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors, corrects factual matters incorrectly stated in the Planning Scheme and reflects updates to the Queensland Planning Provisions (version 4.0).
Date of adoption – 16 February 2017 Effective date – 27 February 2017	Version 8 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8	Administrative and Minor Amendment	The amendment corrects formatting, grammatical, mapping and cross-referencing errors. The amendment also reflects a number of development approvals including the Caloundra South Development Scheme and reflects latest State Planning Policy mapping in relation to transport infrastructure and erosion prone areas.
Date amendment made – 18 May 2017 Effective date – 3 July 2017	Version 9 incorporating Sunshine Coast Planning Scheme 2014 (Alignment Amendment) No. 9	Alignment Amendment	The amendment provides for terminology and other operational changes required to align the Planning Scheme with the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> .
Date of adoption – 17 July 2017 Effective date – 31 July 2017	Version 10 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 10	Major Amendment	The amendment reflects the vision and recommendations of the <i>Place Making Mooloolaba Master Plan</i> and generally applies to the Mooloolaba town centre of the Mooloolaba/Alexandra Headland local plan area.
Date of adoption – 26 February 2018 Effective date – 5 March 2018	Version 11 incorporating Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 11	Qualified State Interest Amendment	The amendment deletes the requirement for the Muraban Street extension through Key Site 1 (Brisbane Road Carpark), from the Mooloolaba/Alexandra Headland local plan code.
Date of adoption – 8 March 2018 Effective date – 19 March 2018	Version 12 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 12	Major Amendment	The amendment changes the zoning of land at Twin Waters West, Pacific Paradise and includes specific provisions in the Maroochy North Shore Local plan code to guide future development of the Twin Waters West land. The amendment also undertakes necessary consequential planning scheme amendments.



Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
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 – 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 Maroochydoore 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 Maroochydoore 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 and effective date	Planning scheme version number	Amendment type	Summary of amendment
<p>Date of adoption – 15 March 2019</p> <p>Effective date -1 April 2019</p>	<p>Version 18 incorporating Sunshine Coast Planning Scheme 2014 Amendment No. 18</p>	<p>Tailored Amendment</p>	<p>The amendment responds to changes to the Urban Footprint under the <i>South East Queensland Regional Plan 2017</i> (ShapingSEQ).</p> <p>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.</p>
<p>Date of adoption – 9 September 2019</p> <p>Effective date – 23 September 2019</p>	<p>Version 19 incorporating Sunshine Coast Planning Scheme (Major Amendment) No. 19</p>	<p>Major Amendment</p>	<p>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.</p>