

Item 8.1.1 Preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the Sustainable Planning Act 2009) - Tourist Attraction and Resort Complex - Steve Irwin Way, Glenview

Attachment 1 Proposal Plans

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**Attachment IIX**

Amended Sunshine Coast Water Park Master Plan

Prepared by  
ADAMS + SPARKES

# SUNSHINE COAST WATERPARK MASTER PLAN



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# SUNSHINE COAST WATERPARK MASTER PLAN

PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR A TOURIST  
ATTRACTION AND RESORT COMPLEX

STEVE IRWIN WAY, GLENVIEW

LOT 22 ON SP221902

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## 1 Introduction

### 1.1 Citation

1. This document should be cited as the “Sunshine Coast Waterpark Master Plan”.

### 1.2 Subject Land

2. The preliminary approval (hereafter “Master Plan”) applies to land described as part of Lot 22 on SP221902, located at Steve Irwin Way, Glenview. This Master Plan is to be read in conjunction with the Zone Plan (Schedule 2) and Precinct Plan (Schedule 3).
3. The Zone Plan includes the Master Plan area within the Tourism Zone (refer to Schedule 2). The Precinct Plan identifies the relevant Master Plan Precincts (refer to Schedule 3).

### 1.3 Varying effect of the Preliminary Approval: Section 242 Sustainable Planning Act 2009

4. For the purpose of section 242(3) and (5) of the *Sustainable Planning Act 2009*, in relation to:
  - ▶ The material changes of use; and,
  - ▶ Development relating to the material changes of use.
5. This Master Plan states development that is:
  - ▶ Exempt development;
  - ▶ Code assessable development; or,
  - ▶ Impact assessable development;

and identifies the relevant codes for the development.

6. In a way that the above is different from a local planning instrument, this preliminary approval prevails.

### 1.4 When Development Approval Lapses if Development is not started: Section 341 Sustainable Planning Act 2009

7. For the purpose of section 341(1)(b) of the *Sustainable Planning Act 2009*, to the extent this development approval is for a Material Change of Use, this development approval lapses if the first change of use under this development approval does not start within 6 years starting on the day this development approval takes effect.

### 1.5 When Development Approval Lapses if Development is started but not completed: Section 343 Sustainable Planning Act 2009

8. This section applies to the preliminary approval (Master Plan) if development, or an aspect of development, to which the approval relates is started but not completed. The preliminary approval (Master Plan), to the extent it relates to the development or aspect not completed, lapses:
  - (a) if the *Sunshine Coast Planning Scheme 2014* is amended to reflect the provisions of the preliminary approval (Master Plan); or,

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- (b) if paragraph a) does not apply, at the end of 10 years starting on the day this Preliminary Approval takes effect.

**1.6 No condition requiring completion within a particular time: Section 346(1)(e) Sustainable Planning Act 2009**

9. For the purpose of section 346(1)(e) of the *Sustainable Planning Act 2009*, there is no condition requiring the completion of the development within a particular time.

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## 2 Using the Preliminary Approval

### 2.1 Assessment Levels

10. This Master Plan identifies exempt, code assessable and impact assessable development through:
  - a) Prescribed Levels of Assessment – Material Change of Use; and,
  - b) Prescribed Levels of Assessment – Reconfiguring a Lot.
11. The level of assessment for building work regulated by the planning scheme is in accordance with Section 5.7 of the *Sunshine Coast Planning Scheme 2014* (21 May 2014), specifically Table 5.7.1.
12. The level of assessment for operational work regulated by the planning scheme is in accordance with Section 5.8 of the *Sunshine Coast Planning Scheme 2014* (21 May 2014), specifically Table 5.8.1.
13. The level of assessment for development subject to an overlay is in accordance with Section 5.10 of the *Sunshine Coast Planning Scheme 2014* (21 May 2014), specifically Table 5.10.1, other than for the Height of buildings and structures overlay, where this Master Plan varies the maximum building height to 15 metres above finished ground level<sup>1</sup>. A material change of use exceeding the maximum building height of 15 metres above finished ground level is subject to Impact Assessment, unless involving the erecting of a structure for a tourist attraction in Precinct 2 Tourist Park, as identified on **Figure 1 - Precinct Plan dated October 2014 (Rev B)**.
14. Where development is proposed on premises included in more than one Precinct or overlay (specified in the relevant planning scheme), the level of assessment is the highest level assessment for each aspect of the development under each of the applicable tables of assessment. Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.

### 2.2 Exempt Development

15. For the purposes of this preliminary approval, exempt development includes development that is:
  - a) Utility Installation (if for a local utility); or,
  - b) Park.

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<sup>1</sup> Note: The maximum building height for the site has been varied by this Master Plan to 15 metres above finished ground level.

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### 3 Administration

16. The Sunshine Coast Waterpark Master Plan has been prepared in accordance with the *Sustainable Planning Act 2009* (the "Act") as a framework for managing development in a way that advances the purpose of the Act.
17. In seeking to achieve this purpose, The Sunshine Coast Waterpark Master Plan sets out the intention for the future development in the subject land.
18. The Sunshine Coast Waterpark Master Plan applies to the subject land including all premises, roads, drainage reserves, parks and internal waterways.
19. The Sunshine Coast Waterpark Master Plan consists of this document, including all schedules and maps:
  - ▶ Assessment Categories and Relevant Assessment Criteria for The Sunshine Coast Waterpark (Tables 2 and 3); and,
  - ▶ The Sunshine Coast Waterpark Master Plan Purpose and Overall Outcomes, and Precinct Intents.
20. Except where otherwise noted, this Master Plan is to be read in conjunction with the following sections of the *Sunshine Coast Planning Scheme 2014* (21 May 2014) (hereafter, the 'planning scheme'), with any future development to be assessed against the relevant sections of the planning scheme:
  - ▶ The Strategic Framework (Part 3);
  - ▶ The Priority Infrastructure Plan (Part 4);
  - ▶ Tables of Assessment for Building Work, Operational Work and Overlays<sup>2</sup> (Part 5);
  - ▶ Relevant Overlays and Overlay Codes (Part 8); and,
  - ▶ Relevant Development Codes (Part 9).
21. Future development within the Master Plan area is to be in accordance with the following approved technical assessment reports relevant to this Master Plan approval:
  - ▶ Addendum to the Flood Assessment of the Proposed Steve Irwin Way Water Park – Prepared by AqualIntel - Revision A (7 October 2014)
  - ▶ Masterplan Flood Emergency Management Plan – Prepared by AqualIntel – Revision A (3 October 2014)
  - ▶ Traffic Engineering Report – Prepared by Road Pro Developments – V02 RFI (October 2104)
  - ▶ Bushfire Hazard Assessment – Prepared by Planning 4 Sustainable Development – Final v6 (25 August 2014)

<sup>2</sup> Note: The maximum building height for the site has been varied by this Master Plan to 15 metres above finished ground level.



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### 3.1.1 Variations to the Planning Scheme

22. Table 1 provides details of which sections of the planning scheme are varied by this Master Plan:

Table 1 Proposed Variations to Planning Scheme

<i>SUNSHINE COAST PLANNING SCHEME 2014</i>	PROPOSED VARIATIONS
<b>Zoning</b>	
<b>Rural Zone</b>	<p>The Sunshine Coast Waterpark Master Plan area (subject site) is to be designated within the Tourism Zone under this Master Plan (refer to Schedule 2). In addition, the Master Plan includes the following Precincts (refer to Schedule 3):</p> <ul style="list-style-type: none"> <li>▶ Precinct 1 (Tourist Park Entry)</li> <li>▶ Precinct 2 (Tourist Park)</li> </ul>
<b>Tourism Zone Code</b>	<p>The Sunshine Coast Waterpark Master Plan designates the subject site in the Tourism Zone (refer to Schedule 2). As a result, the Overall Outcomes of the Master Plan replace the Tourism Zone Code, which does not apply to the Master Plan area.</p>
<b>Definitions</b>	
<b>Land Use Definitions</b>	<p>The following definitions have been adopted in accordance with the current version of the <i>Sunshine Coast Planning Scheme 2014 (May 2014)</i>.</p> <p><b>Resort complex</b> <i>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities such as:-</i></p> <ul style="list-style-type: none"> <li>• <i>restaurants and bars;</i></li> <li>• <i>meeting and function facilities;</i></li> <li>• <i>sporting and fitness facilities;</i></li> <li>• <i>staff accommodation;</i></li> <li>• <i>transport facilities directly associated with the tourist facility such as a ferry terminal and air services.</i></li> </ul> <p><b>Tourist attraction</b> <i>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</i> <i>The use may include provision of food and drink for consumption on site.</i></p> <p>All other land use definitions are to be in accordance with the planning scheme.</p>
<b>Administrative Definitions</b>	<p>This Master Plan seeks to adopt an alternative definition for 'Building Height' to ensure maximum building heights within the Master Plan area are based on the finished ground level and not natural ground level. The</p>

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	<p>following definition is therefore relevant to determining maximum building height within the Master Plan area:</p> <p><b>Building height</b> Means:-</p> <ul style="list-style-type: none"> <li>(a) if specified in metres—the vertical distance between the finished ground level and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like;</li> <li>(b) if specified in storeys—the number of storeys above finished ground level; or</li> <li>(c) if specified in both metres and storeys, both (a) and (b) apply.</li> </ul> <p>All other administrative definitions are to be in accordance with the planning scheme.</p>
<p><b>Overlays</b></p>	
<p><b>Height of Buildings and Structures Overlay</b></p>	<p>This Master Plan varies the maximum building height for the subject land, as determined by Overlay Map OVM40H. The maximum building height is 15 metres above finished ground level.</p> <p>A material change of use exceeding the maximum building height of 15 metres above finished ground level is subject to Impact Assessment, unless involving the erecting of a structure for a 'Tourist attraction' in Precinct 2 Tourist Park, as identified in <b>Figure 1 - Precinct Plan dated October 2014</b></p>
<p><b>Development Assessment Tables</b></p>	
<p><b>Table 5.5.19 Rural Zone</b> <b>Table 5.6 Reconfiguring a Lot</b> <b>Table 5.10 Height of Buildings and Structures Overlay</b></p>	<p>As outlined in the <i>Sunshine Coast Planning Scheme 2014</i>, development in the Tourism zone is intended to be subject to a master plan and an approved plan of development may provide variations to the levels of assessment specified in this table.</p> <p>Given that the proposed Master Plan varies the effect of the Rural Zone designation of the <i>Sunshine Coast Planning Scheme 2014</i>, Part 5 of the Master Plan has been prepared to determine the assessment categories and relevant assessment criteria for future development on the subject site. In this regard, the Master Plan facilitates various tourism and resort activities for the subject site (refer to Part 5 for further detail).</p> <p>The level of assessment for development subject to an overlay is in accordance with Section 5.10 of the <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014), specifically Table 5.10.1, other than for the Height of buildings and structures overlay, where this Master Plan varies the maximum building height to 15 metres above finished ground level. A</p>

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material change of use exceeding the maximum building height of 15 metres above finished ground level is subject to Impact Assessment, unless involving the erecting of a structure for a tourist attraction in Precinct 2 Tourist Park, as identified in <b>Figure 1 - Precinct Plan dated October 2014</b>
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### 3.2 Definitions

23. Where this document uses terms, which are defined in the *Sustainable Planning Act 2009*, they are taken to have the same meaning as defined in the *Sustainable Planning Act 2009*.
24. As indicated in Table 1 above, this Master Plan adopts the definitions for 'Resort Complex' and 'Tourist Attraction', in accordance with the current version of the *Sunshine Coast Planning Scheme 2014* (May 2014). All other land use definitions are to be in accordance with the *Sunshine Coast Planning Scheme 2014* (May 2014) (refer to Schedule 1).
25. This Master Plan also amends the administrative definition of 'building height', to ensure maximum building heights within the Master Plan area are measured from finished ground level (refer to Schedule 1). All other land use definitions are to be in accordance with the *Sunshine Coast Planning Scheme 2014* (May 2014).

### 3.3 Application

26. This Master Plan applies to assessable development:
  - a) Within the Sunshine Coast Waterpark Master Plan area as identified on the Precinct Plan and Zone Plan within Schedules 2 and 3, respectively; and,
  - b) Identified as requiring assessment against the Sunshine Coast Waterpark Development Master Plan by the tables of assessment in Part 5 (Tables of assessment) of the Master Plan.
27. Where development is identified as requiring assessment against the Master Plan in Part 5, an assessment of the proposal against the Overall Outcomes and the Precinct Intentions within Part 4 of the Master Plan is required.

#### 4 Sunshine Coast Waterpark Purpose & Overall Outcome

28. The purpose of the Sunshine Coast Waterpark Master Plan is to:
- a) Protect and provide for the operation of the Sunshine Coast Waterpark and associated facilities as a major tourist attraction and Resort Complex for tourism purposes;
  - b) Ensure that the tourism attractions and Resort Complex are undertaken in a sustainable manner that capitalises upon the key lifestyle attributes of the Sunshine Coast and strengthens the Sunshine Coast's tourism offer and natural (competitive) advantage.
29. The purpose of the Sunshine Coast Waterpark Master Plan will be achieved through the following overall outcomes:
- a) Development protects the primary purpose of the site for tourism purposes by providing for uses and allied activities, which support and are compatible with the establishment of a major tourist attraction;
  - b) Development reflects the key lifestyle attributes of the Sunshine Coast in terms of:
    - i) Providing uses and facilities, which draw upon the natural or rural heritage of the Sunshine Coast as a lifestyle destination and are complementary to existing tourist attractions; and,
    - ii) Providing uses and facilities, which have a strong association with water based experiences.
  - c) Development is undertaken in accordance with the Master Plan and in a manner that provides for the integrated and coordinated development of the site over time;
  - d) Any future Reconfiguring of a Lot involving the creation of additional lots via leasehold achieves the following:
    - i) A minimum lot size of 3,000m<sup>2</sup> where part of a lease term greater than 10 years.
  - e) Development does not compromise the viability of the Sunshine Coast activity centre network by introducing activities or scales of activity that should be accommodated within a centre zone;
  - f) Activities make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
  - g) Development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
  - h) Development incorporates a high level of amenity, personal health and safety and protection for property;
  - i) Development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;



- j) Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;
- k) Development maintains the safety and operational efficiency of State controlled roads and other components of the transport network and incorporates appropriate arrangements for the provision of access, parking and public transport to meet the needs of the use;
- l) Development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, negative impacts on the natural environment;
- m) Development is located and designed to maximise the efficient extension and safe operation of infrastructure; and,
- n) Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

#### 4.1.1 Precinct 1 Tourist Park Entry

##### 30. Development in Precinct 1 Tourist Park Entry:

- a) Provides the main entry drive and the primary car parking areas associated with the Tourist Park, whilst maintaining the operational efficiency of Steve Irwin Way and providing for improvements to the road network and other transport infrastructure necessary to support the expansion of the Tourist Park;
- b) Incorporates a high standard of urban and landscape design that creates attractive and functional entry points, car parking areas and buildings;
- c) Incorporates signature tree plantings at the intersection with Steve Irwin Way and utilise avenue tree plantings creating a boulevard effect to contribute to sense of entry and the legibility of the site;
- d) Includes the provision of car parking in accordance with the relevant provisions of the -at *Sunshine Coast Planning Scheme 2014*; (May 2014);
- e) Includes car parking areas that incorporate tree and shrub plantings to assist in softening the expanse of area, provide shade and create a favourable environment for people arriving at and leaving the site.
- f) Provides for a range of facilities that are directly associated with the Tourist Park, including main entry points, ticketing booths, staff facilities and directly associated retail and food and drink facilities;
- g) Limits retail and food and drink facilities to those associated with the Tourist Park and does not include high volume convenience restaurants nor supermarkets;
- h) Limits the building height to a maximum of 15 metres above finished ground level<sup>3</sup>;

<sup>3</sup> Note: The maximum building height for the site has been varied by this Master Plan to 15 metres above finished ground level.

- i) Provides a built form, height and appearance that does not dominate the Steve Irwin Way frontage; and,
- j) Protects the visual amenity of Steve Irwin Way as a scenic route and provides for the screening of back of house and built form elements of development from Steve Irwin Way through the establishment of a vegetated landscape *buffer*.

#### 4.1.2 Precinct 2 Tourist Park

##### 31. Development in Precinct 2 Tourist Park:

- a) Provides for the continued operation and expansion of the Sunshine Coast Water Park as a significant tourist destination for the Sunshine Coast accommodating a range of theme and water park based attractions, experiences and facilities;
- b) Provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;
- c) Provides *tourist attraction* activities that do not exceed a maximum Gross Floor Area of 6,000m<sup>2</sup> (excluding any water based attractions);
- d) Provides *resort complex* and associated activities that do not exceed a maximum Gross Floor Area of 11,000m<sup>2</sup> and a residential density of not more than 10 dwellings or rooms per hectare;
- e) Includes buildings and structures that have a height of not more than 15 metres above finished ground level, unless for a *tourist attraction*;
- f) Includes the provision of car parking in accordance with the relevant provisions of the at *Sunshine Coast Planning Scheme 2014 (May 2014)*;
- g) Does not result in a significant loss of amenity for surrounding development, having regard to:
  - i) The extent and duration of any overshadowing;
  - ii) Privacy and overlooking impacts;
  - iii) Impacts upon views;
  - iv) Building character and appearance; and,
  - v) Building massing and scale relative to its surroundings
- h) Creates a unique leisure focused environment, which builds upon the strong existing identity of the Sunshine Coast and its associations with surfing and active aquatic lifestyle pursuits;
- i) Is designed to achieve adequate circulation, connectivity to facilities, surf pool viewing areas, break out spaces for larger groups and events, as well as more commercial focused areas associated with the surf pool operation;
- j) Supports and highlights the colour, activity and vibrancy typically associated with a waterpark development, whilst supporting the functional needs of other activities, as well as safety, comfort and amenity for waterpark users;
- k) Provide for tourist accommodation facilities, which integrates with the tourist attraction elements of the Water Park and surrounding properties to complement the existing natural setting;

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- l) Provides accommodation uses that are linked together by a network of pathways, multi-function lawns and green spaces, which reduces the need to create any further roadways through the site;
- m) Includes the establishment of fire breaks and the utilisation of fire retardant plant selections within the landscape design;
- n) Provides for short-term accommodation and associated facilities such as car parking, access road, function centres, restaurants and a recreation/hire centres. These uses and facilities are to take advantage of views to adjacent vegetation and waterways within the site; and,
- o) Incorporates integrated landscaped areas, which create a high quality environment that caters for leisure and business/corporate type stays.

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## 5 Tables of Assessment

### 5.1 Preliminary

32. The tables in this section identify the level of assessment and assessment criteria for development within The Sunshine Coast Waterpark Master Plan area.

### 5.2 Reading the tables of assessment

33. The tables of assessment identify the following:
- a) Development that is exempt or requires code or impact assessment;
  - b) The level of assessment for development in a Precinct;
  - c) The assessment criteria for development:
    - i) Any other applicable code(s) (shown in the "assessment criteria" column); and,
    - ii) Any variation to the level of assessment (shown in the 'level of assessment' column) that applies to the development.
34. The following tables are applicable for development within The Sunshine Coast Waterpark Master Plan area:
- ▶ Table 2 Prescribed Levels of Assessment – Material Change of Use; and,
  - ▶ Table 3 Prescribed Levels of Assessment – Reconfiguring a Lot.

### 5.3 Levels of assessment

#### 5.3.1 Process for determining the level of assessment

35. The process for determining the level of assessment is:
- a) For a material change of use, establish the use by reference to the use definitions in Schedule 1 (Definitions) or Schedule 1 of *Sunshine Coast Planning Scheme 2014* (21 May 2014);
  - b) For all development identify the following:
    - i) The Precinct that applies to the premises, by reference to Schedule 3 (**Figure 1 - Precinct Plan**);
    - ii) If an overlay applies to the premises, by reference to the overlay map in the *Sunshine Coast Planning Scheme 2014* (21 May 2014);
  - c) Determine if the development has a prescribed level of assessment, by reference to the tables in this section (prescribed levels of assessment); and,
  - d) Determine if an overlay triggers the overlay table of assessment applies (refer to Table 2) and the *Sunshine Coast Planning Scheme 2014* (21 May 2014)) and determine if the overlay further changes the level of assessment.



#### 5.4 Determining the level of assessment

36. A material change of use is impact assessable:
- a) Unless the table of assessment states otherwise; or
  - b) If the use is not listed or defined; or
  - c) Unless otherwise prescribed within the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.
37. Code assessable development:
- a) must be assessed against all of the applicable code(s) identified in the assessment criteria column of Tables 2 and 3 within the Master Plan;
  - b) must be assessed against all of the applicable overlay code(s) identified in Table 5.10 of the *Sunshine Coast Planning Scheme 2014* (21 May 2014);
  - c) that complies with:-
    - i) the purpose and overall outcomes of the code complies with the code;
    - ii) the performance outcomes or acceptable outcomes of the code complies with the purpose and overall outcomes of the code; and
  - d) must have regard to the purpose of any instrument containing an applicable code.
38. Impact assessable development:
- a) Must be assessed against all identified code(s) in the assessment criteria column (where relevant); and,
  - b) The *Sunshine Coast Planning Scheme 2014* (21 May 2014), to the extent relevant.

#### 5.5 Prescribed levels of assessment

39. For the development specified in the "defined use" column the level of assessment is prescribed in the "level of assessment" column. The following tables identify the levels of assessment for "development" being any of the following:
- ▶ Material Change of Use (Table 2); or,
  - ▶ Reconfiguration of a Lot (Table 3).
40. As previously outlined, the *Sunshine Coast Planning Scheme 2014* (21 May 2014) determines the level of assessment for Building Work, Operational Work and development affected by Overlays. The maximum building height for the site has been varied by this Master Plan to 15 metres above finished ground level and therefore varies the Height of Buildings and Structures Overlay accordingly. Development exceeding the maximum building height of 15 metres above finished ground level is subject to Impact Assessment, unless involving the erecting of a structure for a tourist attraction in Precinct 2 Tourist Park, as identified on Figure 1 - **Precinct Plan** dated October 2014 (Rev B).

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TABLE 2 PRESCRIBED LEVELS OF ASSESSMENT – MAKING MATERIAL CHANGE OF USE		
Defined use <sup>1</sup>	Level of assessment <sup>2</sup>	Assessment criteria
<b>Precinct 1 Tourist Park Entry</b>		
<b>Tourist Attraction</b>	<b>Code assessable</b> where buildings and structures have a height of no more than 15 metres above finished ground level.	<ul style="list-style-type: none"> <li>▶ Sunshine Coast Waterpark Master Plan</li> <li>▶ Landscape Code</li> <li>▶ Nuisance Code</li> <li>▶ Safety and Security Code</li> <li>▶ Stormwater Management Code</li> <li>▶ Sustainable Design Code</li> <li>▶ Transport and Parking Code</li> <li>▶ Waste Management Code</li> <li>▶ Works, Services and Infrastructure Code</li> </ul>
	<b>Impact assessable</b> if not otherwise specified.	▶ The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)
<b>Resort Complex</b>	<b>Code assessable</b> where buildings and structures have a height of no more than 15 metres above finished ground level.	<ul style="list-style-type: none"> <li>▶ Sunshine Coast Waterpark Master Plan Code?</li> <li>▶ Landscape Code</li> <li>▶ Nuisance Code</li> <li>▶ Safety and Security Code</li> <li>▶ Stormwater Management Code</li> <li>▶ Sustainable Design Code</li> <li>▶ Transport and Parking Code</li> <li>▶ Waste Management Code</li> <li>▶ Works, Services and Infrastructure Code</li> </ul>
<b>Utility Installation</b>	<b>Exempt</b> if for a <i>local utility</i>	
<b>Park</b>	<b>Exempt</b>	
Any other use not listed	<b>Impact assessable</b>	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)
Any other undefined use	<b>Impact assessable</b>	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)
<b>Precinct 2 Tourist Park</b>		
<b>Tourist Attraction</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>▶ Sunshine Coast Waterpark Master Plan</li> <li>▶ Landscape Code</li> <li>▶ Nuisance Code</li> <li>▶ Safety and Security Code</li> <li>▶ Stormwater Management Code</li> <li>▶ Sustainable Design Code</li> <li>▶ Transport and Parking Code</li> <li>▶ Waste Management Code</li> <li>▶ Works, Services and Infrastructure Code</li> </ul>

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TABLE 2 PRESCRIBED LEVELS OF ASSESSMENT – MAKING MATERIAL CHANGE OF USE		
Defined use <sup>1</sup>	Level of assessment <sup>2</sup>	Assessment criteria
<b>Resort Complex</b>	<b>Code assessable</b> where buildings and structures have a height of no more than 15 metres above finished ground level.	<ul style="list-style-type: none"> <li>▶ Sunshine Coast Waterpark Master Plan</li> <li>▶ Landscape Code</li> <li>▶ Nuisance Code</li> <li>▶ Safety and Security Code</li> <li>▶ Stormwater Management Code</li> <li>▶ Sustainable Design Code</li> <li>▶ Transport and Parking Code</li> <li>▶ Waste Management Code</li> <li>▶ Works, Services and Infrastructure Code</li> </ul>
	<b>Impact assessable</b> if not otherwise specified.	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)
<b>Utility Installation</b>	<b>Exempt</b> if for a <i>local utility</i>	
<b>Park</b>	<b>Exempt</b>	
Any other use not listed	<b>Impact assessable</b>	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)
Any other undefined use	<b>Impact assessable</b>	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)

1. See Dictionary (Schedule 1 of The Sunshine Coast Waterpark Master Plan).
2. The default level of assessment is impact assessment unless otherwise prescribed within the Act or the Regulation.

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TABLE 3 PRESCRIBED LEVELS OF ASSESSMENT – RECONFIGURING A LOT – ALL PRECINCTS		
Defined use <sup>1</sup>	Level of assessment <sup>2</sup>	Assessment criteria
All Precincts	<b>Code assessable</b> where: <ul style="list-style-type: none"> <li>▶ Rearranging the boundaries of existing lots; or,</li> <li>▶ Involving the creation of an additional lot within The Sunshine Coast Waterpark Master Plan area, having a minimum lot size of 3,000m<sup>2</sup> and where part of a lease term greater than 10 years.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Sunshine Coast Waterpark Master Plan</li> <li>▶ Reconfiguring a Lot Code</li> <li>▶ Landscape Code</li> <li>▶ Nuisance Code</li> <li>▶ Safety and Security Code</li> <li>▶ Stormwater Management Code</li> <li>▶ Sustainable Design Code</li> <li>▶ Transport and Parking Code</li> <li>▶ Waste Management Code</li> <li>▶ Works, Services and Infrastructure Code</li> </ul>
	<b>Impact assessable</b> where not otherwise specified in this table.	The <i>Sunshine Coast Planning Scheme 2014</i> (21 May 2014)

1. See Dictionary (Schedule 1 of The Sunshine Coast Waterpark Master Plan).
2. The default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* or *Sustainable Planning Regulation 2009*.

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## Schedule 1 Definitions

### Use Definitions

The following use definitions have a specific meaning for the purposes of the Master Plan. All other use definitions are to be in accordance with the relevant planning scheme.

Use	Definition	Examples include	Examples not included
<b>Resort complex</b>	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities such as: <ul style="list-style-type: none"> <li>▶ restaurants and bars;</li> <li>▶ meeting and function facilities;</li> <li>▶ sporting and fitness facilities;</li> <li>▶ staff accommodation;</li> <li>▶ transport facilities directly associated with the tourist facility such as a ferry terminal and air services.</li> </ul>	Island resort	
<b>Tourist Attraction</b>	Premises used for providing on-site entertainment, recreation or similar facilities for the general public.  The use may include provision of food and drink for consumption on site.	Theme park, zoo,	Hotel, major sport, recreation and entertainment facility, nightclub

### Administrative Definitions

The following administrative definitions have a specific meaning for the purposes of the Master Plan. All other administrative definitions are in accordance with the relevant planning scheme.

Term	Definition
<b>Building height</b>	Means:- <ul style="list-style-type: none"> <li>(a) if specified in metres—the vertical distance between the finished ground level and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like;</li> <li>(b) if specified in storeys—the number of storeys above finished ground level; or</li> <li>(c) if specified in both metres and storeys, both (a) and (b) apply.</li> </ul>

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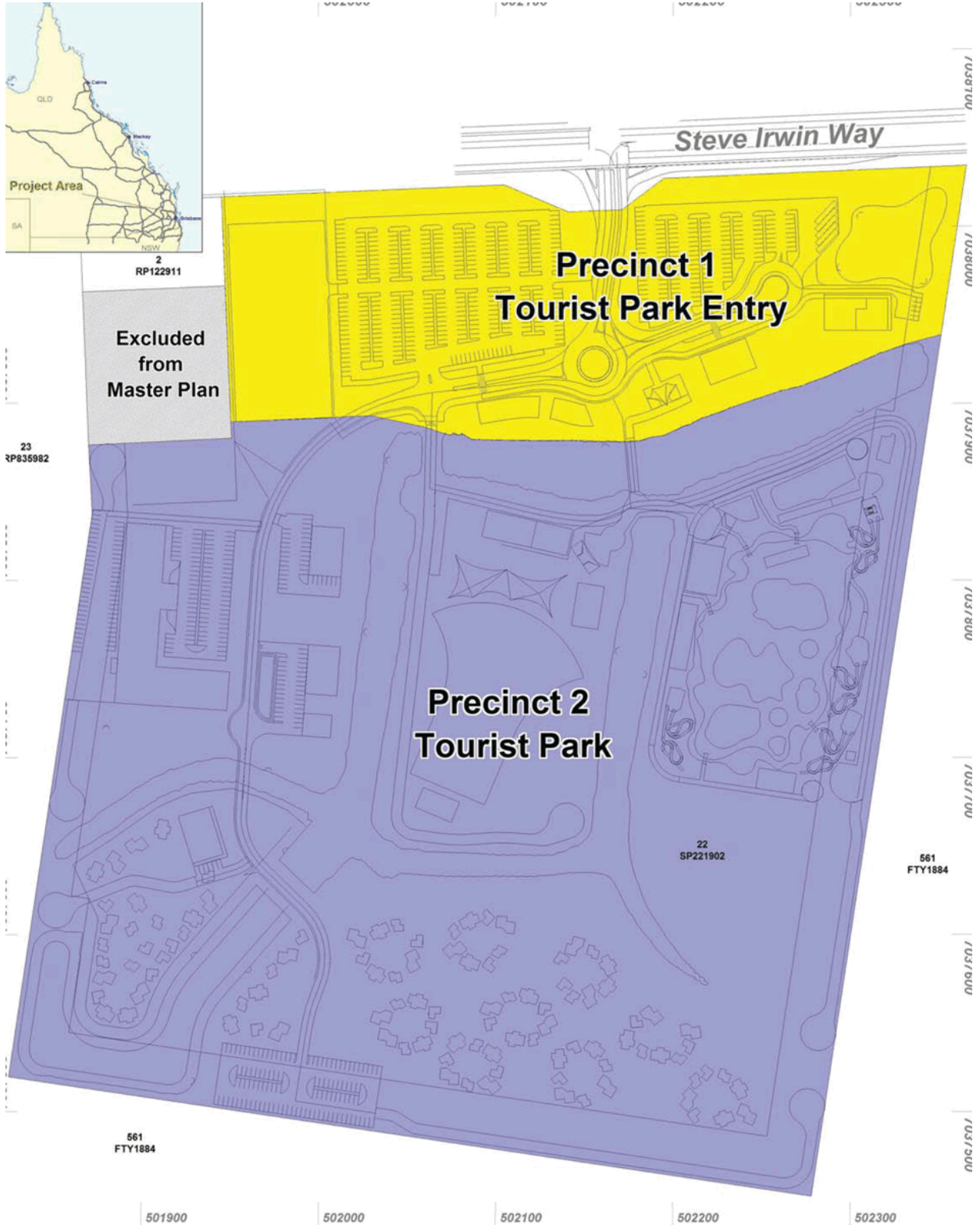
## Schedule 2 Precinct Plan

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Note - layout shown is indicative only and subject to further approvals



Rev	Date	Revision Description	DRN	CHK	ENG	APPD
B	11/10/2014	Re-issued for review	DH	CA		



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Sunshine Coast Waterpark

Figure 1- Precinct Plan

ADAMS+SPARKES Town Planning & Development | Map : 0001 | Rev

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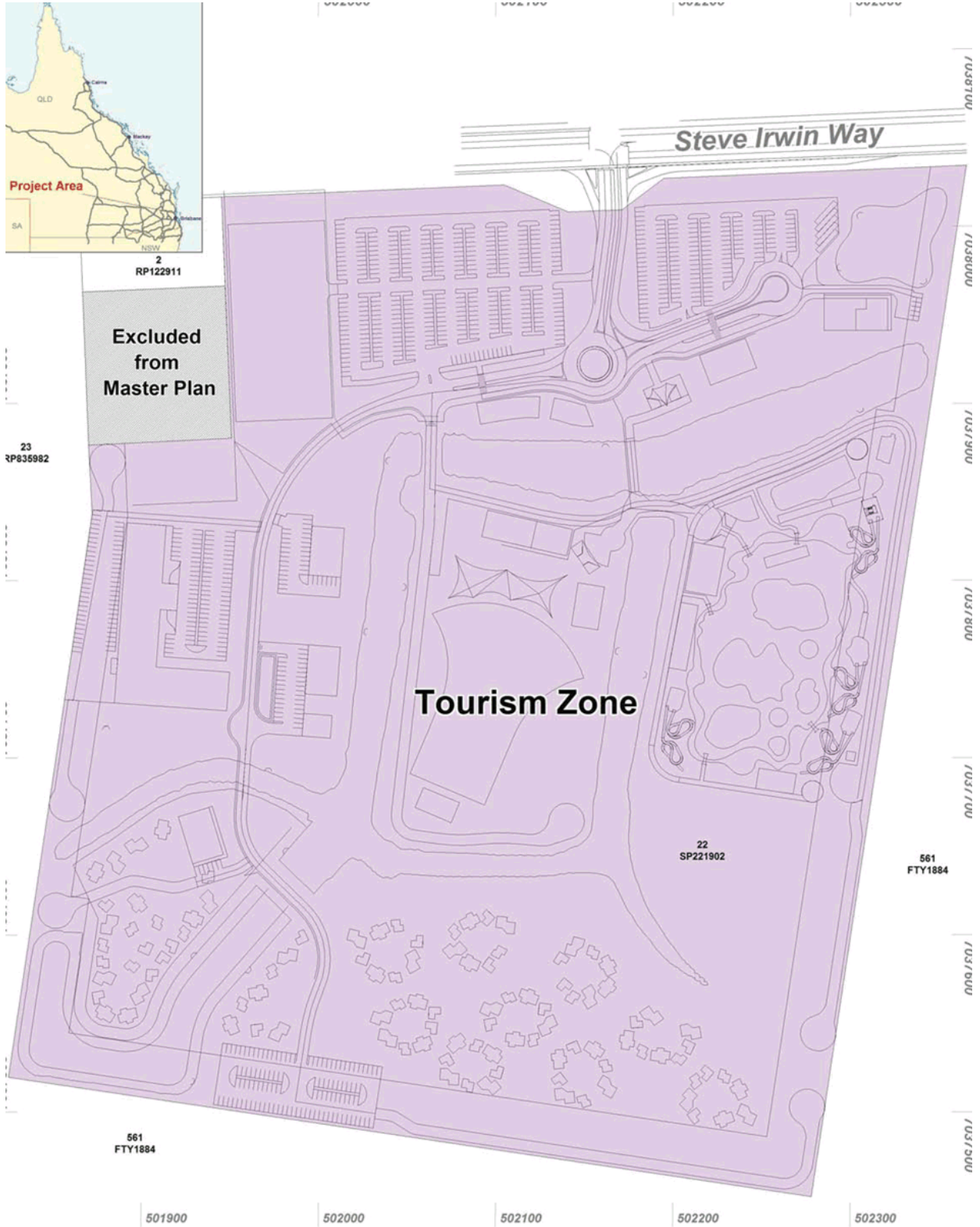
### Schedule 3 Zone Plan

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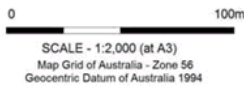


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Figure 2 - Tourism Zone

ADAMS+SPARKES Town Planning & Development | Map : 0002 | Rev

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