

## 3.5 Transport

### Key concepts

- (1) An integrated, safe and functional transport system that prioritises walking, cycling and public transport within a compact urban form and integrates land use with transport to minimise dependency on private motor vehicle use.
- (2) A transport system that is responsive to the character, lifestyle and environment attributes of the Sunshine Coast and includes design elements that reduce impacts on these attributes.
- (3) A transport system that provides a strong basis for investment and employment, particularly in the Sunshine Coast Enterprise Corridor.
- (4) An extensive *active transport* network of walking and cycle paths that link communities with activity centres and other places to promote active living and improve community health and wellbeing.
- (5) A public transport network that links communities with activity centres and other places to create high levels of local and regional accessibility.
- (6) Road transport corridors that are designed for shared use and include road safety measures to provide for safe, efficient and equitable access.
- (7) Parking that is managed to meet local needs whilst encouraging the use of alternative transport modes and reducing the dominance of parking areas.
- (8) The efficient movement of freight throughout the Sunshine Coast to sustain economic development.
- (9) The Sunshine Coast Airport as a regional passenger and general air transport facility servicing national and international markets with Caloundra Aerodrome catering for general aviation and related activities.

### 3.5.1 Strategic outcomes

The strategic outcomes for the transport theme are the following:-

- (a) In 2031, Sunshine Coast communities are well connected by an integrated, safe and functional transport system which prioritises walking, cycling and public transport to create high levels of accessibility for residents and visitors and minimise dependency on private motor vehicle use.
- (b) A compact urban form integrates land use with transport to improve the viability of services, contribute to sub-regional self-containment, provide a strong basis for investment and employment and promote *affordable living* opportunities.
- (c) The transport system is responsive to the natural environment of the Sunshine Coast and incorporates design features and elements, such as landscaping and fauna movement measures, that reduce the impact of transport corridors and *infrastructure* on natural and landscape values.
- (d) The scale of transport corridors and the design of *infrastructure* are compatible with the preferred character of coastal urban, rural town and village, rural residential and rural communities and incorporate design features and elements that reduce impacts on amenity and opportunities for community interaction<sup>9</sup>.
- (e) An extensive *active transport* network of walking and cycle paths including the Coastal Path, recreation trails and other pathways link communities to activity centres and other places to promote active living, and improve community health and wellbeing.
- (f) A high quality, integrated and efficient public transport network including the North Coast Rail Line, the dedicated public transport corridor (CAMCOS), a high quality mass transit system in the Maroochydore to Caloundra Priority Transit Corridor and other shared road and public transport

<sup>9</sup> Editor's note—the State Government has specific policies and procedures to ensure that state transport projects are delivered with consideration of amenity, acoustic attenuation and social impacts.

corridors link communities to activity centres and other places to create high levels of local and regional accessibility.

- (g) *Major road* transport corridors, including the Bruce Highway and Sunshine Motorway, and other existing and planned road corridors in the *transport network*, are protected from encroachment by *sensitive land uses* and are maintained as safe, efficient high speed corridors for regional and sub-regional trips.
- (h) Road corridors are designed and constructed to accommodate public transport and *active transport* modes and incorporate road safety measures to provide for safe, efficient and equitable movement.
- (i) Parking is managed in *regional activity centres* such as Maroochydore, Caloundra, Kawana and Nambour, in tourism focus areas such as Kings Beach, Mooloolaba and Coolum and other places as appropriate to provide adequate parking for local and visitor needs.
- (j) The Sunshine Coast Airport, the North Coast Rail Line and the *major road* transport network provide for the efficient movement of freight between activity centres, employment and enterprise areas such as the Sunshine Coast Airport, Sunshine Coast Industrial Park and Coolum Industrial Park, and facilitates access to national air and seaports to sustain and enhance economic development.
- (k) Efficient regional, national and international air transport services and related business activity is provided at the Sunshine Coast Airport to support tourism and business sectors. General aviation is accommodated at Caloundra Aerodrome.

## Implementation framework

The elements and specific outcomes for the transport theme are the following:-

### 3.5.2 Element 1 – Integrated transport system

#### 3.5.2.1 Specific outcomes

- (a) An integrated, safe and functional transport system is provided that allows for the efficient movement of people and goods and connects to and enhances State and National transport networks.
- (b) Transport corridors are consistent with the 2031 strategic transport network which is identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)** and which describes the role and function of higher order transport corridors and other elements.
- (c) The functional hierarchy of the integrated transport system is maintained.
- (d) A compact settlement pattern which integrates land use with transport is progressively developed to support the integrated transport system.
- (e) A permeable and legible (grid or modified grid) street pattern is used in the layout of new development to provide a high level of connectivity, particularly for pedestrians and cyclists.
- (f) The integrated transport system is protected from encroachment by *sensitive land uses* or other incompatible development.
- (g) High traffic generating uses do not adversely impact on the integrated transport system or, where impacts are unavoidable, the transport system is appropriately upgraded by the development.
- (h) Except where provided by the State or Federal government, no new major transport corridors are established other than those identified by the 2031 strategic transport network.

### 3.5.3 Element 2 – Protection of environmental, landscape and character values

#### 3.5.3.1 Specific outcomes

- (a) New transport corridors are located and designed to minimise their impact on the natural environment of the Sunshine Coast.
- (b) Where relevant, transport corridors incorporate fauna movement measures and other design elements that reduce, as far as practicable, their impact on natural areas.
- (c) Transport corridors are located and designed to protect the character and social cohesion of communities and include treatments such as landscaped visual *buffers* and acoustic attenuation devices.
- (d) Transport corridors avoid those characteristics of transport systems in larger metropolitan regions where extra wide carriageways and associated *infrastructure* (including bare acoustic walls and signage) dominate the landscape and communities.

### 3.5.4 Element 3 – Active transport network

#### 3.5.4.1 Specific outcomes

- (a) Development supports and contributes to the provision of a safe, convenient, connected and legible pedestrian and cycle path network, including on-road and off-road routes, that allows for the efficient and safe movement of pedestrians and cyclists throughout the Sunshine Coast.
- (b) The pedestrian and cycle path network is effectively integrated with other travel modes, particularly public transport, to enhance linkages with activity centres, employment and industry and enterprise areas and community, educational and sport and recreation facilities.
- (c) To maximise opportunities for walking and cycling:-
  - (i) urban areas and residential neighbourhoods are designed to incorporate permeable and legible (grid or modified grid) street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;
  - (ii) activity centres, employment areas, industry and enterprise areas and areas accommodating social services and community facilities are effectively connected to the pedestrian and cycle path network;
  - (iii) pedestrian movement and bicycle use is prioritised over private motor vehicle use in activity centres, employment areas and residential neighbourhoods;
  - (iv) development supports and contributes to pedestrian, cycling and recreational trails to link public park infrastructure within urban areas and externally to the wider open space network for the Sunshine Coast Region;
  - (v) high quality end-of-trip facilities are incorporated into development for the comfort and convenience of *active transport* users and to encourage walk and ride trips between key destinations; and
  - (vi) other facilities are provided to enhance comfort and convenience for *active transport* users in a sub-tropical climate, including weather protection and shelter along active *frontages* in activity centres.

### 3.5.5 Element 4 – Public transport network

#### 3.5.5.1 Specific outcomes

- (a) Development and the pattern of settlement supports the provision of a connected, legible, safe and convenient public transport network that provides for high levels of connectivity within and between residential neighbourhoods, activity centres, employment areas and industry and

- enterprise areas.
- (b) Development provides for and protects the viability of existing and planned public transport corridors identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)** including the following:-
- (i) the North Coast Rail Line, including existing and planned upgrade alignments;
  - (ii) the dedicated public transport corridor (CAMCOS), including protected and alternative alignments; and
  - (iii) the Maroochydore to Caloundra Priority Transit Corridor.
- (c) Development provides legible local road connections and supporting collector streets that are sufficiently wide for buses to connect local areas by public transport, and which accommodate safe bus stopping situations.
- (d) Development supports and contributes to a high level of integration with the existing and planned public transport network, including providing and protecting land required for major public transport infrastructure, and incorporating transit oriented community principles in greenfield and infill major development areas and other defined locations on high frequency public transport routes and priority transit corridors.
- (e) The public transport network is safe, convenient, accessible and reliable and provides for the efficient movement of transit passengers throughout the Sunshine Coast with prioritisation towards high frequency priority (HFP) and passenger service networks with a level of service coverage targeted to the type of activity centre or community.
- (f) The public transport network is equitable in that it caters for both urban and rural areas and provides access for the aged and mobility restricted users.

### 3.5.6 Element 5 – Road transport network

#### 3.5.6.1 Specific outcomes

- (a) The operational safety and efficiency of *major road* transport corridors is protected, including, but not limited to, the following corridors identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)**:-
- (i) Bruce Highway;
  - (ii) Sunshine Motorway;
  - (iii) Caloundra Road;
  - (iv) Kawana Way;
  - (v) Nicklin Way;
  - (vi) Steve Irwin Way;
  - (vii) Maroochydore Road;
  - (viii) Nambour Connection Road; and
  - (ix) David Low Way.
- (b) Roads are designed and constructed to also serve as *active transport* and public transport corridors.
- (c) Road corridors incorporate road safety measures to provide for safe, efficient and equitable movement.
- (d) Road corridors are designed and constructed to contribute to the built and urban environment by providing:-

- (i) attractive *streetscapes* with an emphasis on landscaping and street trees that are appropriate for a sub-tropical climate; and
- (ii) landscaped entry statements to the region and to individual coastal urban, rural town and village, rural residential and rural communities.

### 3.5.7 Element 6 – Parking areas and facilities

#### 3.5.7.1 Specific outcomes

- (a) Parking areas are designed to be safe and legible and meet the needs of activity centres and individual developments whilst encouraging a reduction in private motor vehicle use over time.
- (b) Parking areas are located under buildings, in *basements*, enclosed within a building, sleeved or otherwise screened from view so as to not be dominant in the *streetscape*.
- (c) Entry and exit *access* to parking areas is rationalised and reduced to minimise, as far as practicable, the number of footpath crossings.
- (d) Within a *regional activity centre*, tourism focus area or near a public transport hub, parking:-
  - (i) is capped or centralised in accordance with a parking management plan prepared by the *Council*; or
  - (ii) provided at a reduced rate where appropriate for demand management purposes.
- (e) Development in an activity centre, tourism focus area or near a public transport hub contributes to the provision of centralised parking facilities where those facilities are planned to be provided.

### 3.5.8 Element 7 – Freight movement

#### 3.5.8.1 Specific outcomes

- (a) Development provides for the efficient provision and operation of existing and future road, rail and air freight movement networks so as to support the economic development of the Sunshine Coast Region.
- (b) Road, rail and air freight transport networks are effective in servicing intra-regional and regional freight needs without compromising community amenity and safety.
- (c) Large scale industrial uses or other heavy traffic generating activities are located proximate to an identified freight route.
- (d) Development in the vicinity of a major freight route identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)**, protects the ongoing operational efficiency and safety of the freight route by incorporating, where necessary, acoustic and amenity *buffers* and other ameliorative measures to prevent reverse amenity impacts.

### 3.5.9 Element 8 – Airports and aviation facilities

#### 3.5.9.1 Specific outcomes

- (a) The Sunshine Coast Airport continues to develop as a significant passenger air transport facility servicing regional, national and international markets in accordance with an approved master plan for the area.
- (b) Caloundra Aerodrome is retained as a general aviation facility and continues to develop in accordance with an approved master plan.

- (c) The settlement pattern protects the safety and operational efficiency of the Sunshine Coast Airport, Caloundra Aerodrome and other operational airfields<sup>10</sup>.
- (d) Development protects the safety and operational efficiency of navigation, communication and surveillance installations provided to assist the safe and efficient movement of aircraft.

### 3.5.10 Strategic framework maps

**Strategic Framework Map SFM 3 (Transport elements)** identifies elements of the strategic framework as relevant to the transport theme<sup>11</sup> and in particular identifies the following:-

- (a) the integrated transport network;
- (b) major transport corridors and their function within the 2031 strategic transport network; and
- (c) major components of the air transport network.

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<sup>10</sup> Note—development that is likely to be incompatible with the Sunshine Coast Airport and other aeronautical facilities includes those uses that would impact on a facility's existing or planned operational airspace, safety zones or navigation and communication capabilities.

<sup>11</sup> Editor's note—not all elements of the transport theme can be spatially represented.

## 7.2.14 Kawana Waters local plan code

### 7.2.14.1 Application

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)**.

### 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, 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 Assessment criteria

Table 7.2.14.4.1 Criteria 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 improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.  Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.  Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.

Performance Outcomes		Acceptable Outcomes	
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
<b>PO3</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>AO3</b>	Development provides through block pedestrian linkages where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .
<b>PO4</b>	Development provides for a continuous pedestrian and cycle link along the coastal foreshore from the mouth of the Mooloolah River to Currimundi Lake.	<b>AO4</b>	Development integrates with and extends the coastal path where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .
<b>PO5</b>	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.	<b>AO5.1</b>  <b>AO5.2</b>	Development protects and enhances the greenspace link where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .  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.
<b>PO6</b>	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.	<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), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydore; (b) the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway; and (c) the Maroochydore to Caloundra Priority Public transport and Bicycle corridor along the Nicklin Way.	<b>AO7</b>	No acceptable outcome provided.
<b>Development in the District Centre Zone Generally</b>			
<b>PO8</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 Kawana Shoppingworld and nearby business areas as a district activity centre; (b) provide a wide range of goods and services to residents and visitors; and	<b>AO8</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(c) are of a nature and scale which does not compromise the intended role and function of the proposed Kawana Town Centre or the Sunshine Coast Activity Centre network generally.		
<b>PO9</b>	Development in the District centre zone provides for:- (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 (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> .	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development in the District centre zone does not provide for the following higher order uses:- (a) a <i>department store</i> ; (b) a <i>discount department store</i> (other than the one already existing at commencement of the planning scheme); or (c) a <i>theatre</i> (being cinemas).	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</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; and (d) provides continuous weather protection for pedestrians along active or semi-active street front areas.	<b>AO11</b>	Development in the District centre zone:- (a) creates a more pedestrian friendly internal and external street environment which effectively links the different parts of the centre; (b) reduces the dominance of signage elements along the Nicklin Way and Point Cartwright Drive site <i>frontages</i> ; (c) creates a more contemporary built form and landscape character that is compatible with a coastal urban setting; (d) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (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> ; (f) provides for any residential uses to be effectively integrated with business uses; (g) has building openings overlooking the street; (h) 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; and (i) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
<b>PO12</b>	Development in the District centre zone	<b>AO12</b>	Shared car parking and access

Performance Outcomes		Acceptable Outcomes	
	provides functional and integrated car parking and vehicular 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> <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) is designed to exhibit a high standard of architectural design and minimises building bulk;</li> <li>(c) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive;</li> <li>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements;</li> <li>(e) enhances pedestrian connectivity to surrounding areas including the foreshore; and</li> <li>(f) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas.</li> </ul>	<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> <ul style="list-style-type: none"> <li>(a) provides for buildings to be identified on a master plan or approved plan of development;</li> <li>(b) provides safe and convenient vehicular and pedestrian movements across Point Cartwright Drive;</li> <li>(c) incorporates high quality architectural design and an attractive street front address;</li> <li>(d) incorporates high quality landscaping, pedestrian facilities, shade and public art;</li> <li>(e) incorporates variations in design between buildings, including bulk and facade articulation;</li> <li>(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;</li> <li>(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:- <ul style="list-style-type: none"> <li>(i) 7 metres for that part of a building up to 13.5 metres in height; and</li> <li>(ii) 10 metres for that part of a building exceeding 13.5m in height;</li> </ul> </li> <li>(h) provides that for part of a building exceeding 13.5 metres in height, usage is confined to residential uses;</li> <li>(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;</li> <li>(j) avoids adverse overshadowing impacts to adjoining properties or public spaces;</li> <li>(k) provides underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</li> <li>(l) has a <i>site</i> area exceeding 5,000m<sup>2</sup>; and</li> <li>(m) ensures above ground car parking structures are <i>setback</i> a minimum of 30 metres from all property boundaries of the <i>site</i> and screened and landscaped so as to present an attractive <i>frontage</i> to the street.</li> </ul>
<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</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</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	<p>Shoppingworld site);</p> <p>(b) improves connections between Kawana Shoppingworld, Weema Street and the foreshore;</p> <p>(c) maximises site area to achieve good quality urban design;</p> <p>(d) is designed to exhibit a high standard of architectural design;</p> <p>(e) provides active and attractive street <i>frontages</i> to pedestrian connections; and</p> <p>(f) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>		<p>2,500m<sup>2</sup> and a minimum <i>frontage</i> of 30 metres;</p> <p>(b) ensures that the amalgamated lots do not isolate excluded lots;</p> <p>(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>;</p> <p>(d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way;</p> <p>(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>;</p> <p>(f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way;</p> <p>(g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; 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>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> <p>(a) provides for a mixed use (predominantly residential), integrated development for the whole of the District centre zone north of Point Cartwright Drive;</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 fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way;</p> <p>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow;</p> <p>(e) provides integrated car parking arrangements that do not dominate the street;</p> <p>(f) incorporates public access adjacent to Kawana Waters Canal; and</p> <p>(g) maintains public views to Kawana Waters Canal, particularly from Nicklin Way.</p>	<b>AO15</b>	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for:-</p> <p>(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>;</p> <p>(b) <i>mixed use development</i> with residential and visitor accommodation above the ground <i>storey</i>;</p> <p>(c) variations in design between buildings, including bulk and facade articulation;</p> <p>(d) the maximum wall length of any tower to not exceed 25 metres;</p> <p>(e) <i>building height</i> which does not exceed 8.5 metres above ground level within 20 metres of the Orana Street <i>frontage</i> of the <i>site</i>;</p> <p>(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;</p> <p>(g) continuous public access along Kawana Waters Canal where identified on <b>Figure 7.2.14A</b></p>



Performance Outcomes		Acceptable Outcomes	
			<p><b>(Kawana Waters local plan elements);</b></p> <p>(h) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(i) car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings with active frontages;</p> <p>(j) vehicle <i>access</i> points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(k) loading docks and service areas located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal.</p>
<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> <p>(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</p> <p>(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.</p> <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> <p>(a) provides an attractive frontage to Nicklin Way and maintains public 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>	<b>AO17</b>	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for:-</p> <p>(a) 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;</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</p>



Performance Outcomes		Acceptable Outcomes	
	(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.		Way to have a minimum spacing of 60 metres; and (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.
<b>Development in the Local Centre Zone</b>			
<b>PO18</b>	Development in the Local centre zone supports the role and function of:- (a) the Brightwater Local Centre 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>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and access arrangements that do not dominate the street.	<b>AO19</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) reduces the dominance of signage elements, particularly along Nicklin Way; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.
<b>Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally</b>			
<b>PO20</b>	Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on <b>Local Plan Map LPM35</b> :- (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 (b) provides for higher density residential accommodation in the form of accommodation buildings and <i>multiple dwellings</i> .	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development in Precinct KAW LPP-4 (Buddina Urban Village):- (a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (b) ensures that amalgamated lots do not isolate excluded lots; (c) maximises site area and minimises <i>site cover</i> to maintain residential	<b>AO21.1</b>          <b>AO21.2</b>	Development amalgamates lots to create 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> .  Development ensures that the

Performance Outcomes		Acceptable Outcomes	
	<p>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>AO21.3</b></p> <p><b>AO21.4</b></p> <p><b>AO21.5</b></p>	<p>amalgamated lots do not isolate excluded lots.</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>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>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>
<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>	<p><b>AO22.1</b></p> <p><b>AO22.2</b></p>	<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> <p>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c:-</p> <p>(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</b></p>

Performance Outcomes		Acceptable Outcomes	
			<p><b>local plan elements);</b></p> <p>(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</p> <p>(c) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
<b>Development in the Medium Density Residential Zone Generally</b>			
<b>PO23</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types compatible with a predominantly low density setting;</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;</p> <p>(c) contributes positively to local <i>streetscape</i> character; and</p> <p>(d) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.</p>	<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>	<p>Development in the Medium density residential zone in Precinct KAW LPP-5 (Nicklin Way Warana) identified on <b>Local Plan Map LPM35:-</b></p> <p>(a) provides for integrated development on amalgamated sites; and</p> <p>(b) rationalises access points and provides for safe and efficient access to Nicklin Way.</p>	<p><b>AO24.1</b></p> <p><b>AO24.2</b></p>	<p>Development amalgamates lots to create a minimum development <i>site</i> of 1,000m<sup>2</sup>.</p> <p>A single access driveway to Nicklin Way is provided for each development <i>site</i>.</p>
<b>Development in the Medium Density Residential Zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)</b>			
<b>PO25</b>	<p>Development in the Medium density residential zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) identified on <b>Local Plan Map LPM35:-</b></p> <p>(a) provides acoustic and visual buffering to Nicklin Way;</p> <p>(b) provides safe and efficient access; and</p> <p>(c) does not adversely affect the functioning of Nicklin Way.</p>	<p><b>AO25.1</b></p> <p><b>AO25.2</b></p> <p><b>AO25.3</b></p>	<p>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>.</p> <p>An access 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.</p> <p>An access 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 minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.</p>
<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	<b>AO26</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	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>Development in the Emerging Community Zone (Brightwater)</b>			
<b>PO27</b>	Development in the Emerging community zone at Brightwater:- (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; (b) provides for a range of lot sizes and dwelling types, with medium density residential development provided in key locations; (c) provides an interconnected system of open space and community facilities to meet the needs of the local community; (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; (e) protects the function and visual amenity of Kawana Way; (f) provides appropriate riparian buffers to the Mooloolah River; (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 (h) avoids development of land otherwise subject to constraints.	<b>AO27</b>	No acceptable outcome provided.  Editor's note—development at Brightwater is currently regulated in accordance with an approved Master Plan and Plan of Development.
<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>	Development in the Specialised centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity and presentation to Nicklin Way; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access.	<b>AO29</b>	No acceptable outcome provided.
<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	<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

Performance Outcomes		Acceptable Outcomes	
	surrounding land uses.		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.

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





## 7.2.25 Sippy Downs local plan code

### 7.2.25.1 Application

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.

### 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>1</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:-
    - (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.

<sup>1</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.

- (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>2</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:-
    - (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.

<sup>2</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.

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

## 7.2.25.4 Assessment criteria

Table 7.2.25.4.1 Criteria 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	
	<p>including:-</p> <p>(a) proposed new roads within the Sippy Downs Town Centre (Precinct SID LPP-1), the Stringybark Road area and elsewhere in the local plan area where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>;</p> <p>(b) the Sunshine Motorway; and</p> <p>(c) the Bruce Highway.</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 Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and</p> <p>(b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.</p>	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	<p>Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:-</p> <p>(a) for the Chancellor Park West Local Centre, a total of 8,400m<sup>2</sup>; and</p> <p>(b) for other local centres, a total of 1,000m<sup>2</sup>.</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 local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development in the Local centre zone provides for no more than one <i>supermarket</i> to be established so as to protect the role and function of the Sippy Downs Town Centre.</p>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</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) vibrant and active streets and public spaces;</p> <p>(c) a high level of comfort and convenience for pedestrians; and</p> <p>(d) functional and integrated car parking and servicing areas which do not dominate the street.</p>	<b>AO13</b>	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale and character of development on adjoining sites;</p> <p>(b) has building openings overlooking the street;</p> <p>(c) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on <b>Figure 7.2.25A (Sippy Downs local plan elements)</b>;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p>



Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
<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 culs-de-sac 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 culs-de-sac.
<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 criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)<sup>3</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>3</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 frontage;</li> <li>(b) does not have a direct street frontage 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</i> area; (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>		(d) is designed in accordance with the standards specified in the <b>Planning scheme policy for Sippy Downs Town Centre</b> .
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>;</p> <p>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.		
PO36	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that any entrance to a <i>supermarket, discount department store</i> or other large retail premises:- (a) does not visually dominate a public space; and (b) does not present large scale signage or excessive building openings to a public space.	AO36	No acceptable outcome provided.
PO37	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a use which generates high pedestrian activity, such as a large <i>shop</i> ('mini major'), <i>theatre</i> (being a cinema) or <i>hotel</i> , is strategically located to support street-based movement and other street-facing uses.	AO37	No acceptable outcome provided.
PO38	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a retail premises:- (a) is limited to locations fronting areas identified as a 'Main Street' as shown on the <b>Figure 7.2.25C (Sippy Downs Town Centre Core Plan)</b> ; and (b) has the street as its primary address.	AO38	No acceptable outcome provided
PO39	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) on premises with a <i>frontage</i> to a 'Main Street' where identified on <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.	AO39	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>
PO40	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for any business use does not provide for a <i>drive-through facility</i> .	AO40	No acceptable outcome provided.
<b>Maximum Retail Floorspace (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))</b>			
PO41	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in a concentration of retail uses in one part of the Sub-precinct but disperses retail uses across	AO41	No acceptable outcome provided.  Note—the matters that <i>Council</i> may take into account in assessing and deciding a development application for retail uses in the Town Centre Core include, but may not



Performance Outcomes		Acceptable Outcomes	
	the Sub-precinct.		<p>necessarily be limited to, the following:-</p> <ul style="list-style-type: none"> <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 activity centre network for the Sunshine Coast 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.
	(a) residential development is provided		



Performance Outcomes		Acceptable Outcomes	
	<p>in conjunction with the first non-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>	<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	
	(h) provides integrated public art, a 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> <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>AO47</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-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> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(c) provides for retail uses to be limited and located only in the local centre.</li> </ul>	<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> <ul style="list-style-type: none"> <li>(a) functions as a local (not full service) activity centre providing basic convenience goods and services to employees and residents of the immediate area;</li> <li>(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</li> <li>(c) does not exceed a total <i>gross leasable floor area</i> of 500m<sup>2</sup> for all retail and catering uses; and</li> <li>(d) comprises one or more of the following:-</li> </ul>	<b>AO49</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(i) <i>shop</i> (having a gross leasable floor area not exceeding 100m<sup>2</sup>); and</li> <li>(ii) <i>food and drink outlet</i>.</li> </ul>		
<b>PO50</b>	<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> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(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.</li> </ul>	<b>AO50</b>	No acceptable outcome provided.
<b>PO51</b>	<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> <ul style="list-style-type: none"> <li>(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</li> <li>(b) positively defines and activates streets and public places by ensuring that:- <ul style="list-style-type: none"> <li>(i) the buildings face the streets and that <i>ancillary</i> activities, such as pharmacies and clinics, are provided along street <i>frontages</i>;</li> <li>(ii) the entrance fronts onto a Principal Street and a public space;</li> <li>(iii) there is a connection to the campus of the University of the Sunshine Coast and 'A' Street; and</li> <li>(iv) multi-deck car parking is sleeved behind street facing uses.</li> </ul> </li> </ul>	<b>AO51</b>	No acceptable outcome provided.
<b>PO52</b>	<p>Development on that part of Lot 1 SP211690 (142 – 162 Sippy Downs Drive) located south east of 'B' Street:-</p> <ul style="list-style-type: none"> <li>(a) may provide for a maximum <i>building height</i> of 8 storeys and not more than 30 metres where for the purposes of a large scale health and educational facility; and</li> <li>(b) demonstrates compliance with the</li> </ul>	<b>AO52</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>provisions of this code relevant to 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>	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	<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	<b>AO56</b>	Development provides a Town Plaza which:-

Performance Outcomes		Acceptable Outcomes	
	Technology Sub-precinct) provides a <i>public open space</i> in the form of a Town Plaza which:- (a) is transferred to the <i>Council</i> in freehold tenure; (b) is located is located generally in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b> ; (c) has minimum dimensions of 80 metres by 35 metres; (d) provides shade trees and public seating; (e) provides a mix of paved, grassed and landscaped areas; (f) is designed to provide opportunities for a kiosk or small scale cafe with outdoor dining; and (g) provides public toilets, integrated public art, a water feature or the like.		(a) is located in accordance with the <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> .
<b>PO57</b>	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:- (a) are located generally in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b> ; (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like.	<b>AO57</b>	Development provides Mini Plazas which:- (a) are located in accordance with <b>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages)</b> ; and (b) are designed 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-1c (Sippy Downs West Neighbourhood )</b>			
<b>Land Uses and Locations (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood ))</b>			
<b>PO58</b>	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.	<b>AO58</b>	No acceptable outcome provided.
<b>PO59</b>	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>corner store</i> :- (a) serves the local residents of the Sub-precinct; and (b) is located centrally within the Sub-precinct on premises which is situated on the southern side of 'A'	<b>AO59</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Street, on either corner of the 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</b>	<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><b>Linkages);</b></p> <p>(c) primarily provides for the retention 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 (where forming part of a mixed use development)</i></p> <p>(b) <i>Agricultural supplies store (where forming part of a mixed use development)</i></p> <p>(c) <i>Bar (where forming part of a mixed use development)</i></p> <p>(d) <i>Food and drink outlet (where forming part of a mixed use development and not involving a drive-through facility)</i></p> <p>(e) <i>Function facility (where forming part of a mixed use development)</i></p>	<i>Nightclub entertainment facility</i>



Column 1 Consistent uses	Column 2 Potentially consistent uses
<ul style="list-style-type: none"> <li>(f) <i>development</i></li> <li>(f) <i>Funeral parlour</i> (where forming part of a <i>mixed use development</i>)</li> <li>(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>)</li> <li>(h) <i>Health care services</i> (where forming part of a <i>mixed use development</i>)</li> <li>(i) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>)</li> <li>(j) <i>Hotel</i> (where forming part of a <i>mixed use development</i>)</li> <li>(k) <i>Office</i> (where forming part of a <i>mixed use development</i>)</li> <li>(l) <i>Shop</i> (where forming part of a <i>mixed use development</i>)</li> <li>(m) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i>)</li> <li>(n) <i>Theatre</i> (where forming part of a <i>mixed use development</i>)</li> <li>(o) <i>Veterinary services</i> (where forming part of a <i>mixed use development</i>)</li> </ul>	
<b>Industrial activities</b>	
Service industry	<ul style="list-style-type: none"> <li>(a) <i>Low impact industry</i></li> <li>(b) <i>Research and technology industry</i></li> </ul>
<b>Community activities</b>	
<ul style="list-style-type: none"> <li>(a) <i>Child care centre</i></li> <li>(b) <i>Community care centre</i></li> <li>(c) <i>Community use</i></li> <li>(d) <i>Educational establishment</i></li> <li>(e) <i>Emergency services</i></li> <li>(f) <i>Hospital</i></li> <li>(g) <i>Place of worship</i></li> </ul>	None
<b>Sport and recreation activities</b>	
<ul style="list-style-type: none"> <li>(a) <i>Club</i></li> <li>(b) <i>Indoor sport and recreation</i></li> <li>(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)</li> <li>(d) <i>Park</i></li> </ul>	None
<b>Other activities</b>	
<ul style="list-style-type: none"> <li>(a) <i>Parking station</i> (where forming part of a <i>mixed use development</i>)</li> <li>(b) <i>Telecommunications facility</i> (where other than a freestanding tower)</li> <li>(c) <i>Utility installation</i> (where a <i>local utility</i>)</li> </ul>	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>	
<ul style="list-style-type: none"> <li>(a) <i>Caretaker's accommodation</i></li> <li>(b) <i>Community residence</i></li> <li>(c) <i>Dwelling unit</i></li> <li>(d) <i>Multiple dwelling</i></li> <li>(e) <i>Residential care facility</i></li> <li>(f) <i>Retirement facility</i></li> <li>(g) <i>Rooming accommodation</i></li> <li>(h) <i>Short-term accommodation</i></li> </ul>	None
<b>Business activities</b>	
<ul style="list-style-type: none"> <li>(a) <i>Bar</i></li> <li>(b) <i>Food and drink outlet</i></li> <li>(c) <i>Function facility</i></li> <li>(d) <i>Funeral parlour</i></li> <li>(e) <i>Health care services</i></li> <li>(f) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>)</li> <li>(g) <i>Hotel</i></li> <li>(h) <i>Market</i></li> <li>(i) <i>Office</i></li> <li>(j) <i>Sales office</i></li> <li>(k) <i>Shop</i> (where not exceeding a <i>gross leasable floor area</i> of 100m<sup>2</sup>)</li> </ul>	<i>Nightclub entertainment facility</i>

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

# Contents of Part 10

<b>Part 10</b>	<b>Other plans .....</b>	<b>10-1</b>
<b>10.1</b>	<b>Preliminary .....</b>	<b>10-1</b>
<b>10.2</b>	<b>Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan .....</b>	<b>10-2</b>
10.2.1	Preliminary .....	10-2
10.2.2	Master Planned Area Strategic Framework.....	10-5
10.2.3	Master Planned Area Precincts and Sub-precincts .....	10-15
10.2.4	Maroochydore Structure Plan Area Code.....	10-68
<b>10.3</b>	<b>Palmview Structure Plan .....</b>	<b>10-128</b>
10.3.1	Preliminary .....	10-128
10.3.2	Master Planned Area Strategic Framework.....	10-132
10.3.3	Master Planned Area Precincts and Sub-Precincts.....	10-141
10.3.4	Palmview Structure Plan Area Code .....	10-164

## Tables in Part 10

Table 10.2.1.3.1	Maroochydore PRAC master planned area declaration details.....	10-2
Table 10.2.1.4	Master Planned Area Maps .....	10-2
Table 10.2.3.2	Master Planned Area Precincts and Sub-precincts .....	10-16
Table 10.2.3.3A	Development Type and Tables of Assessment.....	10-17
Table 10.2.3.3B	State Government Precinct Table of Assessment.....	10-17
Table 10.2.3.3C	Dalton Drive West Precinct Table of Assessment.....	10-22
Table 10.2.3.3D	Dalton Drive South Precinct Table of Assessment.....	10-27
Table 10.2.3.3E	Aerodrome Road Precinct Table of Assessment.....	10-30
Table 10.2.3.3F	Government Precinct Table of Assessment .....	10-35
Table 10.2.3.3G	Ocean Street Precinct Table of Assessment.....	10-40
Table 10.2.3.3H	Maroochydore North Precinct Table of Assessment .....	10-45
Table 10.2.3.3I	Maroochy Boulevard Precinct Table of Assessment .....	10-50
Table 10.2.3.3J	Plaza Parade Precinct Table of Assessment .....	10-55
Table 10.2.3.3K	Sunshine Plaza Precinct Table of Assessment.....	10-60
Table 10.2.3.3L	Maroochydore Central Precinct Table of Assessment .....	10-65
Table 10.2.3.3M	Reconfiguring a Lot Table of Assessment.....	10-66
Table 10.2.3.3N	Operational Work Table of Assessment.....	10-66
Table 10.2.3.3O	Building Work Table of Assessment.....	10-67
Table 10.3.1.3.1	Palmview master planned area declaration details .....	10-128
Table 10.3.1.4	Master Planned Area Maps .....	10-128
Table 10.3.3.2	Master Planned Area Precincts and Sub-precincts .....	10-141
Table 10.3.3.3A	Development Type and Tables of Assessment.....	10-142
Table 10.3.3.3B	Mixed Density Residential Precinct Table of Assessment.....	10-142
Table 10.3.3.3C	Medium Density Residential Precinct Table of Assessment.....	10-144
Table 10.3.3.3D	District Activity Centre Precinct Table of Assessment.....	10-146
Table 10.3.3.3E	Local Activity Centre Precinct Table of Assessment .....	10-149
Table 10.3.3.3F	Local Employment Area Precinct Table of Assessment.....	10-152
Table 10.3.3.3G	Community Purpose Precinct Table of Assessment .....	10-154
Table 10.3.3.3H(i)	Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment.....	10-156
Table 10.3.3.3H(ii)	Urban Open Space Precinct – Sports Park Sub-precinct Table of Assessment.....	10-157
Table 10.3.3.3I(i)	Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct Table of Assessment.....	10-159
Table 10.3.3.3I(ii)	Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct Table of Assessment.....	10-160
Table 10.3.3.3J	Reconfiguring a Lot Table of Assessment.....	10-160
Table 10.3.3.3K	Building Work Table of Assessment.....	10-162
Table 10.3.3.3L	Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment.....	10-162
Table 10.3.3.3M	Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment.....	10-163
Table 10.3.4.3A	Outcomes for Non-urban Open Space Infrastructure Area .....	10-177
Table 10.3.4.3B	Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units .....	10-178
Table 10.3.4.3C	Environmental Offset Requirements .....	10-182

## Figures in Part 10

Figure10.2.1	Maroochydore PRAC Master Planned Area Public Pedestrian Promenade Location and Design .....	10-127
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## 10.3 Palmview Structure Plan

### 10.3.1 Preliminary

#### 10.3.1.1 Introduction

This Part comprises the Palmview Structure Plan.

#### 10.3.1.2 Purpose of Structure Plan

The Palmview Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area.

#### 10.3.1.3 Master Planned Area

##### 10.3.1.3.1 Master planned area declaration details

The declaration details for the Palmview master planned area are specified in **Table 10.3.1.3.1 (Palmview master planned area declaration details)**.

**Table 10.3.1.3.1 Palmview master planned area declaration details**

Date of declaration	18 December 2009
Palmview master planned area map	Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional context (refer to <b>Schedule 2 (Mapping)</b> ))

#### 10.3.1.4 Structure Plan Elements

- (1) The Palmview Structure Plan comprises the following elements:-
  - (a) the strategic outcomes for the Master Planned Area;
  - (b) the category of development (referred to as the level of assessment) and codes for development in the Master Planned Area;
  - (c) a Palmview structure plan area code.
- (2) The Palmview Structure Plan is supported by the following:-
  - (a) *Sunshine Coast Planning Scheme*;
  - (b) the *Planning scheme policy for the Palmview Structure Plan*;
  - (c) infrastructure arrangements which apply to land in the Master Planned Area.
- (3) The structure plan maps detailed in **Table 10.3.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

**Table 10.3.1.4 Master Planned Area Maps**

Column 1 Map Number	Column 2 Map Title
OPM P1	Other Plans Map OPM P1 Palmview Master Planned Area and Regional Context
OPM P2(a)	Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land
OPM P2(b)	Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas
OPM P3	Other Plans Map OPM P3 Palmview Master Planned Area Land Use Structure
OPM P4	Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements
OPM P5	Other Plans Map OPM P5 Palmview Master Planned Area Development Entitlements
OPM P6	Other Plans Map OPM P6 Palmview Master Planned Area Precincts and Sub-precincts
OPM P7	Other Plans Map OPM P7 Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing
OPM P8	Other Plans Map OPM P8 Palmview Master Planned Area Road Transport Infrastructure

Column 1 Map Number	Column 2 Map Title
	Network
OPM P9	Other Plans Map OPM P9 Palmview Master Planned Area Public Transport Infrastructure Network
OPM P10	Other Plans Map OPM P10 Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network
OPM P11	Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network
OPM P12	Other Plans Map OPM P12 Palmview Master Planned Area Non-urban Open Space Infrastructure Network
OPM P13	Other Plans Map OPM P13 Palmview Master Planned Area Community Facilities Infrastructure Network
OPM P14	Other Plans Map OPM P14 Palmview Master Planned Area Electricity Infrastructure Network

### 10.3.1.5 Relationship to the *Sustainable Planning Act 2009*

The Palmview Structure Plan provides a structure plan for a declared Master Planned Area which specifies the following:-

- (a) a strategic framework, including strategic outcomes for the Master Planned Area that applies to assessable development requiring impact assessment in the Master Planned Area; and
- (b) a Structure Plan Area Code that applies to self assessable and assessable development in the Master Planned Area.

### 10.3.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Palmview structure plan area code for self assessable development:-
  - (a) the development must comply with the acceptable outcomes in the Palmview structure plan area code;
  - (b) where the development does not comply with the acceptable outcomes the development becomes code assessable development unless stated to be impact assessable development.
- (2) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring code assessment:-
  - (a) the development complies with the Palmview Structure Plan if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes.
- (3) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring impact assessment:-
  - (a) the development complies with the Palmview structure plan area code if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes; and
  - (b) the development complies with the strategic outcomes for the Palmview Structure Plan if it is consistent with the strategic outcomes for the Palmview Structure Plan.

### 10.3.1.7 Relationship to State Planning Instruments

This matter is dealt with in Section 2.1 of the *Sunshine Coast Planning Scheme 2014*.

### 10.3.1.8 Relationship to Sunshine Coast Planning Scheme

- (1) The following provisions of the *Sunshine Coast Planning Scheme* apply to the assessment of development for the Master Planned Area:-
  - (a) **Part 1 (About the planning scheme);**
  - (b) **Part 3 (Strategic framework);**
  - (c) **Part 4 (Priority infrastructure plan);**
  - (d) Section 8.2.1 (Acid sulfate soils overlay code), Section 8.2.4 (Bushfire hazard overlay code) and Section 8.2.7 (Flood hazard overlay code) of **Part 8 (Overlay codes);**
  - (e) **Part 9 (Other codes);**
  - (f) **Part 10 (Other plans);**
  - (g) **Schedule 1 (Definitions)** except for the terms defined in Section 10.3.1.12 (Structure Plan Definition of Terms);
  - (h) Other Plans Map OPM P1 to P14 in **Schedule 2 (Mapping);**
  - (i) the overlay maps in **Schedule 2 (Mapping)** related to the acid sulfate soils overlay and bushfire hazard overlay as applicable to the Master Planned Area;
  - (j) **Schedule 6 (Planning scheme policies).**
- (2) The provisions of the Palmview Structure Plan prevail over the other provisions of the *Sunshine Coast Planning Scheme* to the extent of any inconsistency.

### 10.3.1.9 Planning Scheme Policy for the Palmview Structure Plan

A planning scheme policy for the Palmview Structure Plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Palmview structure plan area code.

### 10.3.1.10 Infrastructure Arrangements

- (1) An infrastructure arrangement is:-
  - (a) an infrastructure agreement entered into between an owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document; and
  - (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.
- (2) An infrastructure agreement has been entered into for land in the Master Planned Area.

### 10.3.1.11 Structure Plan Definition of Terms

In the Palmview Structure Plan:-

**Affordable housing** means housing for which low to moderate income earning households pay no more than 30 percent of gross household income on rent and no more than 35 percent for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

**Defined flood event** means the modelled 1:100 year Average Recurrence Interval flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise.

**Ecological rehabilitation** means the application of specific techniques, either active or passive, to rehabilitate disturbed, degraded, reduced or otherwise compromised ecosystems to a more natural extent, structure and ecological function.



**Ecologically important area** means an ecologically important area specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**<sup>19</sup> being an area which comprises one or more of the following:-

- (a) State significant vegetation;
- (b) State, regional or local habitat corridor;
- (c) ecological buffer;
- (d) land in Queensland conservation estate (i.e. National Park and Conservation Park).

**Environmental enhancement area** means an environmental enhancement area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which:-

- (a) provides continuity between habitat;
- (b) is of the following types:-
  - (i) Type A, being an area undergoing natural regeneration;
  - (ii) Type B, being an area located such that it provides a strategic opportunity for the creation of a large and intact ecological area; and
- (c) has been determined to represent a high priority for ecological rehabilitation.

**Environmental protection area** means an environmental protection area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which comprises one or more of the following:-

- (a) an endangered regional ecosystem, of concern regional ecosystem or least concern regional ecosystem under the *Vegetation Management Act 1999*;
- (b) habitat or likely habitat for scheduled species under the *Nature Conservation (Wildlife) Regulation 2006*;
- (c) areas or likely areas of listed threatened species, listed threatened ecological communities, protected critical habitat or listed migratory species under the *Environment Protection and Biodiversity Conservation Act 1999*;
- (d) essential habitat as mapped by the State government for the purposes of regulating vegetation clearing under the *Vegetation Management Act 1999*;
- (e) a spring under the *Water Act 2000*;
- (f) stream orders 3, 4 and 5 of watercourses under the *Water Act 2000*;
- (g) a coastal wetland, tidal waters, erosion prone area or coastal management district under the *Coastal Protection and Management Act 1995*;
- (h) a wetland as mapped by the State government in partnership with the Commonwealth Government through the Queensland Wetlands Program;
- (i) habitat for flora or fauna species of local ecological significance.

**Environmental transition area** means an environmental transition area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which is required to separate and buffer the environmental protection area and the environmental enhancement area from the sources of environmental impacts and protect important habitat corridors.

**Flood prone land** means the land inundated by the defined flood event as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**<sup>20</sup> or as otherwise identified in the flood hazard provisions of the Sunshine Coast Planning Scheme applicable to land within the Master Planned Area.

**Infrastructure arrangement** see **Section 10.3.1.10(1) (Infrastructure Arrangements)**.

**Net residential density** means housing density expressed as dwellings per hectare, calculated by dividing the number of dwellings created by the total of the area of residential lots plus the area of local roads and parks.

**Scenic amenity and highway acoustic buffer** means the non-urban land area adjacent to the Bruce Highway as specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being the area that is intended to maintain the appearance of the natural and landscape separation between urban communities, protect the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protect the amenity of the future Palmview community.

**SEQ Regional Plan** means the *South East Queensland Regional Plan 2009-2031*.

<sup>19</sup> **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

<sup>20</sup> **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

**Universal design** means the design of the built environment to be usable by all people without the need for further adaptation or specialised design.

## 10.3.2 Master Planned Area Strategic Framework

### 10.3.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the *Sustainable Planning Act 2009* and is the basis of the outcomes specified in the Palmview Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
  - (a) a context and setting statement;
  - (b) the strategic outcomes.

### 10.3.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Palmview Structure Plan and does not form part of the Palmview Structure Plan.
- (2) The context and setting of the Master Planned Area is as follows:-

*The Master Planned Area is located immediately south of the Sippy Downs/Chancellor Park urban community and to the west of the Kawana Town Centre and the Kawana Waters Community Development Area.*

*The Master Planned Area is approximately 926 hectares in area with boundaries generally defined by:-*

- (a) *Sippy Creek, Cavalry Road, Claymore Road and Mooloolah River National Park in the north;*
- (b) *the Mooloolah River in the east;*
- (c) *the Palmview Conservation Park, Laxton Road and the Mooloolah River in the south; and*
- (d) *the Bruce Highway in the west.*

*The Master Planned Area is characterised by gently undulating topography which reflects its location within and on the margins of the coastal plain. The Master Planned Area generally slopes down from its western and central parts to Sippy Creek and the Mooloolah River.*

*Approximately 45% of the Master Planned Area is subject to the defined flood event. Acid sulfate soils exist in low lying parts of the Master Planned Area.*

*Although large parts of the Master Planned Area have previously been cleared to accommodate rural activities, stands of remnant vegetation remain in corridors adjacent to waterways and in peripheral areas.*

*The Master Planned Area currently forms part of a large non-urban area that separates the Caloundra Coastal urban area from urban communities on and surrounding the Buderim plateau.*

### 10.3.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-
  - (a) intent for structure plan area;
  - (b) intent for preferred dominant land use areas;
  - (c) land use structure;
  - (d) open space;
  - (e) character and identity;
  - (f) residential development;
  - (g) centres and employment;
  - (h) integrated transport;
  - (i) infrastructure;
  - (j) community wellbeing;
  - (k) ecological sustainability and environmental management.

- (2) The following structure plan maps spatially represent elements of the strategic outcomes for the Master Planned Area:-
- (a) **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context);**
  - (b) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land);**
  - (c) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
  - (d) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
  - (e) **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements);**
  - (f) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements).**

#### 10.3.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Palmview Master Planned Area is developed as a transit oriented community that promotes ecologically sustainable development.
- (2) Development in the Master Planned Area complements Sippy Downs and contributes to the creation of an integrated community, offering a range of affordable living and employment opportunities, social services, complementary business and commercial uses, community facilities and recreational experiences.
- (3) Development in the Master Planned Area provides for the protection and enhancement of waterways, wetlands, bushland and the Mooloolah River floodplain such that climate resilience is enhanced and a network of green open space is established that defines the boundary of urban development and provides an attractive setting for neighbourhoods.
- (4) Development in the Master Planned Area provides for sustainable stormwater management infrastructure which protects water quality, environmental values and public health.
- (5) Development in the Master Planned Area provides for the rural and natural qualities which distinguish the Sunshine Coast from other areas to be maintained through the provision of a wide green multi-purpose buffer to the Bruce Highway, ensuring the character and visual amenity values of this important gateway are sustained.
- (6) Development in the Master Planned Area contributes to the creation of a high quality lifestyle with a diversity of housing choices available to meet all life stages and affordability. A community of compact, distinct, well connected, walkable and thoughtfully designed neighbourhoods are established that provide safe, pleasant and friendly places to live and promote a sense of community and community responsibility. The Sunshine Coast's subtropical, outdoor lifestyle is celebrated with high quality community and open spaces for people of all ages to socialise, exercise and play.
- (7) Development in the Master Planned Area provides for high quality design and construction of civil works, buildings, places and spaces that create a distinctive look and feel that strongly reflects appropriate responses to landscape setting, local climatic influences and the contemporary, vernacular, subtropical coastal building style. Houses, businesses and community buildings are designed and built to 'sit' in a green, leafy landscape.
- (8) Development in the Master Planned Area provides for the establishment of a vibrant, mixed use town centre that provides a focus for the community, offering convenient access to a range of shopping, local employment and services as well as unique, well designed civic spaces and community and cultural facilities. The town centre is supported by two lower order local centres conveniently located to provide for the day to day needs of residents.
- (9) Development in the Master Planned Area provides opportunities for a variety of local jobs to be provided making a contribution to improved levels of self containment within the Palmview and Sippy Downs communities. A small Local Employment Area located to the south of the Palmview town centre provides a range of low impact industry and service industry uses and complementary business and commercial uses. Businesses do not rely on direct access or frontage to the Bruce Highway for their viability.
- (10) Development in the Master Planned Area supports the establishment of a culture of sustainable transport use. This is reflected in high patronage of public transport, cycle ways and pedestrian paths. These connections provide convenient access to employment, retail, business, education, recreation, sporting, cultural and health facilities. The keystone of this network is a high quality, integrated public transport system which provides convenient access to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital. Improved public transport outcomes respond to the major challenges posed by climate change and peak oil by reducing car dependency whilst also minimising traffic impacts on existing developed areas.

- (11) Development in the Master Planned Area provides for the provision of infrastructure, including public transport, roads, bicycle and pedestrian paths, water management infrastructure, urban and non-urban open space, community facilities and services, energy, waste management and telecommunications infrastructure that leads development, supports the growth of the community and increases the capacity of the community to meet its needs.

### **10.3.2.5 Strategic Outcome 2 – Intent for Preferred Dominant Land Use Areas**

#### **10.3.2.5.1 Residential Area Intent**

Development in the Master Planned Area provides for the Residential Area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low-medium rise and density accommodation ranging from dwelling houses to multiple dwellings in various configurations. Whilst a broad range of housing options are intended to be established within the Residential Area it is anticipated that more intensive residential development occur in locations immediately surrounding the District Activity Centre Area.

#### **10.3.2.5.2 District Activity Centre Area Intent**

Development in the Master Planned Area provides for the District Activity Centre Area to be developed as a high quality district level town centre for the Master Planned Area providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development. The District Activity Centre Area is intended to be the most concentrated urban setting in the Master Planned Area and is intended to incorporate a traditional street fronting main street layout, a town park, civic plazas and the main transit station as significant structural elements.

#### **10.3.2.5.3 Local Activity Centre Area Intent**

Development in the Master Planned Area provides for each Local Activity Centre Area to be developed as a high quality local level centre (not full service) that provides for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods. Each Local Activity Centre (not full service) is intended to incorporate a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

#### **10.3.2.5.4 Local Employment Area Intent**

Development in the Master Planned Area provides for the Local Employment Area to be developed as a high quality local employment area that complements the District Activity Centre Area and primarily services the community of Sippy Downs and Palmview. The Local Employment Area is intended to accommodate a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area and is to be established as an attractive, small scale local employment area.

#### **10.3.2.5.5 Major Urban Open Space Area Intent**

Development in the Master Planned Area provides for the Major Urban Open Space Area to be developed for a range of public sport and recreation parks required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region. Where practicable and compatible with sport and recreational functions, it is intended that ecologically important areas within the Major Urban Open Space Area be protected and rehabilitated.

#### **10.3.2.5.6 Environmental Open Space Area Intent**

The Environmental Open Space Area provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other ecologically important areas. The Environmental Open Space Area is an extensive area intended to be included in nature conservation or other protective public tenure. The Environmental Open Space Area is not intended to be developed for urban purposes, other than the infrastructure identified on the structure plan maps.

#### **10.3.2.5.7 Scenic Amenity and Highway Acoustic Buffer Intent**

Development in the Master Planned Area provides for the protection of the Scenic Amenity and Highway Acoustic Buffer as a non-urban land area that maintains the appearance of natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community. It is intended that the Scenic Amenity

and Highway Acoustic Buffer accommodate only a limited range of non-urban uses compatible with the rural and natural landscape character of the land surrounding the Master Planned Area.

#### 10.3.2.5.8 Community Facilities Area Intent

Development in the Master Planned Area provides for the Community Facilities Area to be developed to primarily service the needs of the Palmview community in the Master Planned Area. The Community Facilities Area includes land for public and private educational establishments and other major public purposes. It is intended that land included in the Community Facilities Area will be reserved and developed for its intended purposes and that the land will accommodate all associated servicing functions required for the facilities to be able to operate, e.g. bus drop-off/set down areas and parking areas.

#### 10.3.2.6 Strategic Outcome 3 – Land Use Structure

- (1) Development in the Master Planned Area recognises and strengthens the importance of the existing and emerging relationships between the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre, the Sunshine Coast University Hospital and the Master Planned Area as identified conceptually on **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context)** in order to significantly advance self containment and the creation of sustainable communities for the central Sunshine Coast. In particular this will be achieved through the following:-
  - (a) providing an integrated transport network effectively linking Palmview to the key nodes of the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;
  - (b) providing a diverse range of housing and affordable living opportunities in close proximity to these key nodes;
  - (c) protecting and reinforcing the significant environmental and landscape values that separate these key nodes and that are required to be maintained as part of the non-urban and urban open space infrastructure networks which frame and define their boundaries.
- (2) Development in the Master Planned Area for urban purposes, other than the limited infrastructure identified on the structure plan maps, does not occur:-
  - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
  - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to ensure the following:-

- (c) minimise development of flood prone land, except in respect to those areas that have been identified as being required for development so that land use and infrastructure can be configured to achieve an optimal transit oriented development outcome for the Master Planned Area<sup>21</sup>;
  - (d) minimise changes to the flood characteristics in the Mooloolah River catchment;
  - (e) protect and rehabilitate ecologically important areas and reinforce ecological connections between the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and otherwise preserve the functions of the non-urban open space infrastructure network;
  - (f) provide for the establishment of a scenic amenity and highway acoustic buffer that maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community;
  - (g) avoid or mitigate the adverse impacts of further significant development for urban purposes on the coastal plain.
- (3) Development in the Master Planned Area provides for the following:-
    - (a) the establishment of a transit oriented community that meets best practice standards for affordable and sustainable urban development and infrastructure;

<sup>21</sup> In preparing the Palmview Structure Plan, Council has determined that incorporating a limited area of land inundated by the defined flood event in the land suitable for urban development, so as to achieve an optimal transit oriented development outcome for the Master Planned Area, does satisfy an overriding need in the public interest in that:-

- (a) it would result in a significant overall benefit for a significant part of the community in social, economic or environmental terms; and
- (b) the benefit cannot otherwise be satisfied by other land that is suitable and reasonably available.



- (b) a movement network which creates a high degree of accessibility and permeability and which prioritises pedestrians, cyclists and public transport over private vehicle use;
  - (c) an extensive and integrated network of non-urban and urban open space, community facilities infrastructure and other public spaces.
- (4) Development in the Master Planned Area complies with the land use structure identified conceptually on **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)** that incorporates the following preferred dominant land use areas:-
- (a) the Residential Area;
  - (b) the District Activity Centre Area;
  - (c) the Local Activity Centre Area;
  - (d) the Local Employment Area;
  - (e) the Major Urban Open Space Area;
  - (f) the Environmental Open Space Area;
  - (g) the Scenic Amenity and Highway Acoustic Buffer;
  - (h) the Community Facilities Area.
- (5) Development in the Master Planned Area:-
- (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**;
  - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**; and
  - (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.
- (6) Development in the Master Planned Area is limited to the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)** upon which the infrastructure arrangements are based.

### 10.3.2.7 Strategic Outcome 4 – Open Space

- (1) Development in the Master Planned Area provides for the establishment of an integrated non-urban open space infrastructure network which:-
- (a) frames the edges of and separates urban areas within the Master Planned Area from other urban communities;
  - (b) provides for the protection, enhancement, buffering and reconnection of ecologically important areas including the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors;
  - (c) builds ecosystem condition, resilience and capacity to evolve and adapt to environmental change including climate change and to absorb impacts resulting from development;
  - (d) provides for large areas of un-fragmented land to be set aside for ecological protection and enhancement to sustain plant and animal populations, biological processes and ecosystem viability;
  - (e) provides for the protection of protected and threatened communities and species and enhances their habitat, including wildlife corridors and connectivity to improve species recovery;
  - (f) protects water quality (including surface water and ground water) within the Mooloolah River and its tributaries and accommodates elements of stormwater conveyance and treatment that are appropriate within an ecological setting;
  - (g) provides for the management of threatening processes including impacts from development, climate change, invasive species and edge effects;
  - (h) provides for the protection of important landscape and scenic amenity values;
  - (i) provides the community with a range of low impact environmental recreation and educational opportunities and outdoor experiences compatible with the protection of ecological values; and
  - (j) effectively integrates with the urban open space infrastructure network.
- (2) Development in the Master Planned Area provides for the establishment of an integrated urban open space infrastructure network which:-
- (a) provides accessible, functional and appealing urban parks which deliver a diversity of highly accessible sporting, recreational and leisure opportunities that reinforce a community sense of place and contribute to the liveability of urban areas and the health and wellbeing of the community;

- (b) protects and enhances ecologically important areas which are contained within the urban open space infrastructure network;
  - (c) protects water quality including surface and ground water within the Mooloolah River and its tributaries; and
  - (d) effectively integrates with and protects the non-urban open space infrastructure network.
- (3) Development in the Master Planned Area provides for:-
- (a) the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
    - (i) the environmental protection area, that contains land with the highest in-situ environmental value;
    - (ii) the environmental enhancement area, that represents the best opportunities for reconnection of the environmental protection area and other ecologically important areas outside the Master Planned Area and that are intended to be a primary location for ecological rehabilitation;
    - (iii) the environmental transition area, that provides separation and buffering for environmental protection areas and environmental enhancement areas from the sources of environmental impact and protects important habitat corridors;
    - (iv) ecological rehabilitation works and embellishments in the environmental protection area, the environmental enhancement area and the environmental transition area;
    - (v) the scenic amenity and highway acoustic buffer which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community.
  - (b) the urban open space infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
    - (i) land for a town square and transit plaza adjacent to the major transit station in the District Activity Centre;
    - (ii) land for regional, district and local sports and recreation parks;
    - (iii) land for green boulevards that provide strong pedestrian and bicycle connections to and between elements of urban open space infrastructure, non-urban open space infrastructure and community facilities infrastructure;
    - (iv) embellishments in addition to land for urban open space infrastructure.

### 10.3.2.8 Strategic Outcome 5 – Character and Identity

- (1) Development in the Master Planned Area maintains and enhances key elements of the area's existing and planned character and identity comprising the following:-
- (a) the scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity from the Bruce Highway as a scenic route with a natural and landscape edge and protects the amenity of the future Palmview community<sup>22</sup>; and
  - (b) the landscape values contained in and associated with the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors.
- (2) Development in the Master Planned Area provides for the establishment of quality urban places that:-
- (a) reflect appropriate responses to the landscape setting, local climatic influences and the community's preference for a lifestyle based on outdoor experiences;
  - (b) incorporate integrated streetscape and public place design and art that contribute to a sense of place and community identity; and
  - (c) are accessible and legible to bicycle and pedestrian use.

### 10.3.2.9 Strategic Outcome 6 – Residential Development

- (1) Development in the Master Planned Area provides for:-

<sup>22</sup> The scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** has a design width of 80 metres measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening.



- (a) an estimated minimum of 6,589 dwellings to be established in the Master Planned Area; and
  - (b) a maximum of 6,937 dwellings to be established in the Master Planned Area.
- (2) Development in the Master Planned Area provides for residential uses that are designed to support high levels of walking, cycling and public transport use.
  - (3) Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for urban areas within the Master Planned Area with the highest density of residential development located within and immediately surrounding the Palmview District Activity Centre and local activity centres so as to facilitate transit oriented development and provide high levels of access to infrastructure and services.
  - (4) Development in the Master Planned Area provides a wide range of appropriately located and designed housing types to meet the needs of the future community, contribute to housing affordability and promote affordable living.
  - (5) Development in the Master Planned Area provides for the development of a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.

### **10.3.2.10 Strategic Outcome 7 – Centres and Employment**

- (1) Development in the Master Planned Area supports and is consistent with the Sunshine Coast Activity Centres Network.
- (2) Development in the Master Planned Area provides for the Sippy Downs Town Centre to be established as the primary Major Regional Activity Centre servicing the communities of Sippy Downs and the urban areas within the Master Planned Area.
- (3) Development in the Master Planned Area provides for the District Activity Centre to:-
  - (a) be established as a district level centre only, providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential uses;
  - (b) have a maximum gross floor area (GFA) for all business and commercial uses of not more than 15,000m<sup>2</sup>;
  - (c) be located in a central location within the Master Planned Area adjacent to the public transport corridor and the dedicated bicycle and pedestrian corridor;
  - (d) be based upon a 'main street' and 'traditional town centre' layout and design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
  - (e) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
  - (f) incorporate principles of sustainable and sub-tropical building design.
- (4) Development in the Master Planned Area provides for the District Activity Centre to be complemented by two Local Activity Centres (not full service) that:-
  - (a) fulfil the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; and
  - (b) have a maximum gross floor area (GFA) of not more than 2,500m<sup>2</sup> each.
- (5) Development in the Master Planned Area provides for all activity centres to achieve the following:-
  - (a) be located in such a way as to achieve a high level of integration with public transport infrastructure, the transit plaza, town square, and open space infrastructure;
  - (b) be located centrally within neighbourhoods in order to maximise opportunities to create walkable catchments;
  - (c) be based upon a main street design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
  - (d) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
  - (e) incorporate principles of sustainable and sub-tropical building design.
- (6) Development in the Master Planned Area provides for the Local Employment Area to:-

- (a) be established as a local employment area, primarily servicing the communities of Sippy Downs and Palmview and accommodating a range of low impact industry and service industry uses and complementary business and commercial uses;
- (b) have a maximum gross floor area (GFA) of not more than 20,000m<sup>2</sup>;
- (c) not duplicate the range of services planned to be established within the District Activity Centre or the Sippy Downs Town Centre.

### 10.3.2.11 Strategic Outcome 8 – Integrated Transport

- (1) Development in the Master Planned Area is serviced by an integrated transport infrastructure network which supports transit oriented development, prioritises and promotes pedestrian, cycle and public transport modes over private vehicle use and connects the Master Planned Area to the regional transport network.
- (2) Development in the Master Planned Area provides for the integrated transport network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Structure Plan Infrastructure Elements)** that incorporates the following:-
  - (a) an integrated transport network effectively linking the Palmview District Activity Centre to the Sippy Downs Town Centre, the Kawana Town Centre, the University of the Sunshine Coast and the Sunshine Coast University Hospital;
  - (b) an extensive and highly permeable network of local bicycle and pedestrian paths linking residential neighbourhoods with key urban open space and non-urban open space infrastructure, community facilities infrastructure and services and activity centres;
  - (c) local bus loops servicing the Master Planned Area and Sippy Downs communities and providing internal and external transit connections;
  - (d) the major north-south road and public transport link connecting Claymore Road to Caloundra Road and to the Caloundra City Centre, the Sunshine Coast Business and Industrial Park and the planned Caloundra South urban community;
  - (e) the planned and appropriately sequenced connection of the Master Planned Area to Springhill Drive to ensure no adverse impact on the effectiveness or efficiency of this road;
  - (f) a highly permeable internal local road network which provides for local traffic circulation and servicing;
  - (g) the establishment of fauna fencing and fauna crossing treatments to allow for controlled fauna movement in the Master Planned Area.
- (3) Development in the Master Planned Area is not directly connected to and is not dependent upon access to the Bruce Highway. Indirect access to the Bruce Highway via a future western service road is only to be provided once the western service road is provided as part of future upgrading of the Bruce Highway road corridor.
- (4) Development in the Master Planned Area provides for through traffic to be directed to higher order roads that traverse the Master Planned Area so as to maintain high levels of amenity for neighbourhoods within and immediately adjacent to the Master Planned Area.

### 10.3.2.12 Strategic Outcome 9 – Community Wellbeing

- (1) Development in the Master Planned Area provides for the development of an accessible, inclusive, cohesive, interactive, safe and healthy community that:-
  - (a) is provided with a range of community facilities infrastructure and services to meet the needs of the community;
  - (b) has access to a network of community gathering spaces that are connected to activity centres, urban open space infrastructure, non-urban open space infrastructure, community facilities infrastructure and services, public transport infrastructure and bicycle and pedestrian infrastructure;
  - (c) protects sites, places and areas of indigenous cultural heritage significance;
  - (d) incorporates the principles of crime prevention through environmental design and universal design; and
  - (e) has neighbourhoods that incorporate affordable housing and promote affordable living.
- (2) Development in the Master Planned Area provides for the community facilities infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
  - (a) land for educational facilities;

- (b) land for local government district and local community facilities including a branch library, community and neighbourhood centres and meeting spaces;
- (c) land for a local government depot;
- (d) land for an Energex substation.

### 10.3.2.13 Strategic Outcome 10 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporate the following:-
  - (a) integrated water management infrastructure;
  - (b) electricity infrastructure.
- (2) Development in the Master Planned Area provides for integrated water management infrastructure comprising water supply infrastructure, sewer infrastructure and stormwater infrastructure that enable sustainable and innovative management of water, waste, energy and other natural resources.
- (3) Development in the Master Planned Area provides for the establishment of a high quality and reliable telecommunications infrastructure network to homes, businesses and community buildings.
- (4) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
  - (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
  - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
  - (c) to minimise the overall life cycle costs of the infrastructure and the network;
  - (d) to achieve a high level of environmental performance;
  - (e) to achieve the desired standards of service;
  - (f) to be provided ahead of or in conjunction with the staging of development.

### 10.3.2.14 Strategic Outcome 11 – Ecological Sustainability and Environmental Management

- (1) Development in the Master Planned Area occurs in a manner that minimises its ecological footprint and reflects the principles of ecologically sustainable development, by:-
  - (a) establishing the non-urban open space infrastructure network and the urban open space infrastructure network;
  - (b) maximising opportunities for the use of bicycle, pedestrian and public transport modes;
  - (c) minimising energy consumption and promoting the use of renewable energy sources;
  - (d) minimising water consumption through re-use, use of alternative sources and demand reduction measures;
  - (e) protecting amenity, including impacts from air, noise and light pollution;
  - (f) minimising land degradation;
  - (g) protecting biodiversity;
  - (h) protecting water quality including surface and ground water in the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and accommodating elements of stormwater management that are appropriate to its environmental or urban setting;
  - (i) using materials that promote the sustainable use of resources;
  - (j) minimising the amount of waste generated from all sources;
  - (k) maintaining natural regimes for groundwater flow rates, balance and chemistry; and
  - (l) preventing creation of artificial waterbodies other than those required primarily for stormwater quality treatment.
- (2) Development for excavation and filling in the Master Planned Area, other than where required to establish the limited infrastructure identified on the structure plan maps, does not occur:-
  - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
  - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to:-

- (c) prevent a loss of flood storage;
- (d) prevent a loss of or change to surface and ground water flow paths;
- (e) prevent acceleration or retardation of flows;
- (f) prevent any reduction in flood warning times elsewhere in the floodplain;
- (g) prevent potential damage to property;
- (h) prevent adverse environmental impacts as a result of changes in flood characteristics;
- (i) avoid disturbance of acid sulfate soils;
- (j) protect the environmental characteristics of sensitive downstream waterways and wetland ecosystems; and
- (k) protect the function of essential infrastructure and services existing or planned for the Master Planned Area.

### 10.3.3 Master Planned Area Precincts and Sub-Precincts

#### 10.3.3.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided;
- (2) the level of assessment of development in the Master Planned Area;
- (3) the assessment criteria for development being the following:-
  - (a) applicable codes for self assessable development and development requiring code assessment in the Master Planned Area;
  - (b) the provisions of the *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for development requiring impact assessment in the Master Planned Area.

#### 10.3.3.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 10.3.3.2 (Structure Plan Area Precincts and Sub-precincts)** as specifically identified on **Other Plans Map OPM P7 (Palmview Master Planned Area Precincts and Sub-precincts)**.

**Table 10.3.3.2 Master Planned Area Precincts and Sub-precincts**

Column 1 Precincts	Column 2 Sub-precincts
Mixed Density Residential Precinct	Not Applicable
Medium Density Residential Precinct	Not Applicable
District Activity Centre Precinct	Not Applicable
Local Activity Centre Precinct	Not Applicable
Local Employment Area Precinct	Not Applicable
Community Purpose Precinct	Not Applicable
Urban Open Space Precinct	Recreation Park Sub-precinct
	Sports Park Sub-precinct
Non-urban Open Space Precinct	Environmental Protection and Enhancement Sub-precinct
	Landscape Protection and Enhancement Sub-precinct

#### 10.3.3.3 Tables of Assessment

##### 10.3.3.3.1 Tables of Assessment Generally

- (1) The Tables of Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Assessment identify whether development is exempt, self assessable, assessable development requiring code assessment or assessable development requiring impact assessment.

- (3) For development being a material change of use, the Tables of Assessment also identify whether a use is:-
- (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct;
  - (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Assessment also identify the following:-
- (a) applicable codes for development requiring self assessment and code assessment;
  - (b) the provisions of the *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for development requiring impact assessment.
- (5) The Tables of Assessment are listed in **Table 10.3.3.3A (Development Type and Tables of Assessment)**.

**Table 10.3.3.3A Development Type and Tables of Assessment**

Column 1 Sub-section	Column 2 Development Type	Column 3 Table of Assessment
<b>10.3.3.3.2</b>	<b>Precinct and Sub-precinct Tables of Assessment</b> Material Change of Use	Mixed Density Residential Precinct Table of Assessment (Table 10.3.3.3B) Medium Density Residential Precinct Table of Assessment (Table 10.3.3.3C) District Activity Centre Precinct Table of Assessment (Table 10.3.3.3D) Local Activity Centre Precinct Table of Assessment (Table 10.3.3.3E) Local Employment Area Precinct Table of Assessment (Table 10.3.3.3F) Community Purpose Precinct Table of Assessment (Table 10.3.3.3G) Urban Open Space Precinct Table of Assessment (Table 10.3.3.3H(i) and (ii)) Non-urban Open Space Precinct Table of Assessment (Table 10.3.3.3I(i) and (ii))
<b>10.3.3.3.3</b>	<b>Other Tables of Assessment</b> Reconfiguring a Lot Building Work Operational Work	Reconfiguring a Lot Table of Assessment (Table 10.3.3.3J) Building Work Table of Assessment (Table 10.3.3.3K) Operational Work Table of Assessment (Other than Placing an Advertising Device on Premises (Table 10.3.3.3L) Operational Work Table of Assessment (Where Placing an Advertising Device on Premises (Table 10.3.3.3M)

**10.3.3.3.2 Tables of Assessment for Material Change of Use**

**Table 10.3.3.3B Mixed Density Residential Precinct Table of Assessment**

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>Residential activities</i>		
<b>Community residence</b> (Consistent Use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community residence code</li> </ul>
<b>Dual occupancy</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dual occupancy code</li> </ul>
<b>Dwelling house</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dwelling house code</li> </ul>
<b>Dwelling unit</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Multiple dwelling</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Residential care facility</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Residential care and retirement facility code</li> <li>• Prescribed other development codes</li> </ul>
<b>Retirement facility</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Residential care and retirement facility code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use if tourist park, nature based tourism or relocatable home park )	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Home based business</b> if for a home office. (Consistent use)	Exempt	
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sales office</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sales office code</li> </ul>
<b>Shop</b> if for a corner store. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Shop</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Child care centre code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community use</b> if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
<b>Community use</b> if not otherwise specified (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities</li> <li>• Prescribed other development codes</li> </ul>



MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
		code
<b>All other defined uses in the community activity group</b> <i>(Inconsistent use if cemetery, crematorium or hospital)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Park</b> <i>(Consistent use)</i>	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility,</b> <i>(Consistent use)</i>	Exempt	
<b>Utility installation if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3C Medium Density Residential Precinct Table of Assessment**

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> </ul>
<b>Community residence</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community residence code</li> </ul>
<b>Dual occupancy</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dual occupancy code</li> </ul>
<b>Dwelling house</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dwelling house code</li> </ul>
<b>Dwelling unit</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Multiple dwelling</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Residential care and retirement facility code</li> <li>• Prescribed other development codes</li> </ul>
<b>Retirement facility</b>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan</li> <li>• Prescribed other</li> </ul>



MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
<i>(Consistent use)</i>		area code development codes • Residential care and retirement facility code
<b>Rooming accommodation</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
<b>Short term accommodation</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
<b>All other defined uses in the residential activity group</b> <i>(Inconsistent use if dwelling house, tourist park, relocatable home park, or nature based tourism)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Business activities</b>		
<b>Home based business if for a home office.</b> <i>(Consistent use)</i>	Exempt	
<b>Home based business if:-</b> <i>(a) not for a home office; and</i> <i>(b) not involving a high impact home based business activity.</i> <i>(Consistent use)</i>	Self assessable	• Home based business code
<b>Home based business if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Sales office</b> <i>(Consistent Use)</i>	Self assessable	• Palmview structure plan area code • Sales office code
<b>Shop if for a corner store.</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
<b>Shop if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>All other defined uses in the business activity group</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Community activities</b>		
<b>Child care centre</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Child care centre code • Prescribed other development codes
<b>Community care centre</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Community activities code • Prescribed other development codes
<b>Community use if:-</b> <i>(a) located on council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the council.</i>	Exempt	
<b>Community use if not otherwise specified</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Community activities code • Prescribed other development codes
<b>Emergency services</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Prescribed other development codes

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
		<ul style="list-style-type: none"> <li>Community activities code</li> </ul>
<b>All defined uses in the community activity group</b> <i>(Inconsistent use if cemetery, crematorium or hospital)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Park</b> <i>(Consistent use)</i>	Exempt	
<b>All other defined uses in the sport and recreation activity</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b> if for a local utility. <i>(Consistent use)</i>	Exempt	
<b>Utility installation</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3D District Activity Centre Precinct Table of Assessment**

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Dual occupancy</b> if forming part of a mixed use building and located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan code</li> <li>Dual occupancy code</li> </ul>
<b>Dual occupancy</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Dwelling unit</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Multi unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Multiple dwelling</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Multi unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Residential care and retirement facility code</li> <li>Prescribed other development codes</li> </ul>

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Rooming accommodation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Short term accommodation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use if dwelling house, tourist park, relocatable home park or nature based tourism)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Adult store</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Food and drink outlet</b> if not incorporating a drive through facility and in an existing building. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Food and drink outlet</b> if not incorporating a drive through facility. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Food and drink outlet</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Function facility</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Garden centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not exceeding a gross floor area of 300m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Health care services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Home based business</b> if for a home office. (Consistent use)	Exempt	
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Hotel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Multi-unit residential uses code if incorporating a residential component</li> <li>• Prescribed other</li> </ul>

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
		development codes
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt	
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Office</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Sales office</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sales office code</li> </ul>
<b>Shop</b> if in an existing building. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Business uses and centre design code</li> <li>• Transport and parking code</li> </ul>
<b>Shop</b> if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centres design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Shopping centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Theatre</b> if not for a cinema. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Theatre</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Veterinary services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use if other than a service station or car wash)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>Service industry</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the industrial activity group</b> (Inconsistent use))	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Child care centre code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community use</b> if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
<b>Community use</b> if not otherwise specified (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Educational establishment</b>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed other development codes</li> </ul>

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>(Consistent use)</i>		area code development codes • Community activities code
<b>Emergency services</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Community activities code • Prescribed other development codes
<b>Place of worship</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Community activities code • Prescribed other development codes
<b>All other defined uses in the community activity group</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Sport and recreation activities</b>		
<b>Club</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
<b>Indoor sport and recreation</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
<b>Park</b> <i>(Consistent use)</i>	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> <i>(Inconsistent Use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> <i>(Consistent use)</i>	Exempt	
<b>Utility installation if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>All other defined uses in the other activity group</b> <i>(Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> <i>(Inconsistent use)</i>	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

**Table 10.3.3.3E Local Activity Centre Precinct Table of Assessment**

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessable	• Palmview structure plan area code • Caretaker's • Nuisance code • Transport and parking code



**LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)**

**1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the *Sustainable Planning Regulation 2009* specifies a different level of assessment.**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Defined Use</b>	<b>Level of Assessment</b>	<b>Assessment Criteria</b>
		accommodation code
<b>Dual occupancy</b> if forming part of a mixed use building and located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan code</li> <li>• Dual occupancy code</li> </ul>
<b>Dual occupancy</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Dwelling unit</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Multiple dwelling</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Short term accommodation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the residential activity group</b> <i>(Inconsistent use if for a dwelling house, tourist park, relocatable home park, resort complex or nature based tourism)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b> if not incorporating a drive through facility <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Food and drink outlet</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Garden centre</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not exceeding a gross floor area of 300m <sup>2</sup> . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Health care services</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Home based business</b> if for a home office. <i>(Consistent use)</i>	Exempt	
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Hotel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Multi-unit residential uses code if incorporating a residential component</li> </ul>

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
		<ul style="list-style-type: none"> <li>Prescribed other development codes</li> </ul>
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt	
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Office</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Sales office</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Sales office code</li> </ul>
<b>Shop</b> if in an existing building. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Transport and parking code</li> </ul>
<b>Shop</b> if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Shopping centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Veterinary services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use if other than function facility)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>Service industry</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Industry uses code</li> <li>Prescribed other development codes</li> </ul>
<b>All other defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Child care centre code</li> <li>Prescribed other development codes</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>Community use if:-</b> (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
<b>Community use</b> if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>All other defined uses in the community activity group</b>	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the</li> </ul>



LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
<i>(Inconsistent use if cemetery, crematorium or hospital)</i>		Master Planned Area
<b>Sport and recreation activities</b>		
<b>Park</b> <i>(Consistent use)</i>	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> <i>(Inconsistent use if major sport, recreation and entertainment, motor sport facility or outdoor sport and recreation)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> <i>(Consistent use)</i>	Exempt	
<b>Utility installation if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> <i>(Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3F Local Employment Area Precinct Table of Assessment**

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Caretaker's accommodation code</li> </ul>
<b>All other defined uses in the residential activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Car wash</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed other development codes</li> <li>• Business uses and centre design code</li> </ul>
<b>Food and drink outlet if:-</b> (a) <i>having a gross floor area not exceeding 100m<sup>2</sup>;</i> (b) <i>not involving a drive through facility; and</i> (c) <i>not involving a food and drink outlet that requires a liquor licence.</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed other development codes</li> <li>• Business uses and centre design code</li> </ul>

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
<i>(Consistent use)</i>		
<b>Food and drink outlet</b> <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Garden centre</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> <i>if not exceeding a gross floor area of 300m<sup>2</sup>.</i> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Office</b> <i>if located above the ground storey.</i> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Office</b> <i>if not otherwise specified</i> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Outdoor sales</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Sales office</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sales office code</li> </ul>
<b>Service station</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Service station code</li> <li>• Prescribed other development codes</li> </ul>
<b>Veterinary services</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the business activity group</b> <i>(Inconsistent use if other than an agricultural supplies store, funeral parlour or hardware and trade supplies)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>Bulk landscape supplies</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Low impact industry</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Research and technology industry</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Service industry</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Warehouse</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the industrial activity group</b> <i>(Inconsistent use if extractive industry, high impact industry, marine industry, medium impact industry or special industry)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Child care centre code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community use if:-</b>	Exempt	

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
(a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.		
<b>Community use</b> if not otherwise specified (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the community activity group</b> (Inconsistent use if cemetery, community care centre or hospital)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Indoor sport and recreation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Park</b> (Consistent use)	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b> if for a local utility.	Exempt	
<b>Utility installation</b> if not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use if air services, parking station, port services or renewable energy facility)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3G Community Purpose Precinct Table of Assessment**

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1	Column 2	Column 3
Defined Use	Level of Assessment	Assessment Criteria
<b>Business activities</b>		
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt	
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Community Purpose Precinct Annotations</b>		
<b>Any use</b> annotated on a Community Purpose Precinct where located on Council owned or controlled land. (Consistent use)	Exempt	
<b>Any use</b> annotated on a Community Purpose Precinct where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Applicable use code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community Uses Not Specified on Community Purpose Precinct Annotations</b>		
<b>Child care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Child care centre code</li> <li>• Prescribed other development codes</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Community use if:-</b> (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
<b>Community use</b> if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Place of worship</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the community activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Park</b> (Consistent use)	Exempt	
<b>All other defined uses in the sport and recreation activity group</b>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>(Inconsistent use if major sport and recreation, motor sport facility or outdoor sport and recreation)</i>		
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> <i>(Consistent use)</i>	Exempt	
<b>Utility installation if not otherwise specified.</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> <i>(Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3H(i) Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment**

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan</li> <li>• Transport and parking area code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> </ul>
<b>All other defined uses in the residential activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Market if conducted by a not-for-profit organisation on Council owned or controlled land.</b> <i>(Consistent use)</i>	Exempt	
<b>Market if not otherwise specified.</b> <i>(Consistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Community use if:-</b> <i>(a) located on council owned or</i>	Exempt	

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)</i>		
<b>Community use</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All defined uses in the community activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b> (Consistent use)	Code assessable	
<b>Outdoor sport and recreation if:-</b> (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	Exempt	
<b>Outdoor sport and recreation if not otherwise specified.</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Park</b> (Consistent use)	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> (Consistent use)	Exempt	
<b>Utility installation if not otherwise specified.</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3H(ii) Urban Open Space Precinct – Sports Park Sub-precinct Table of Assessment**

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> </ul>



URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>All other defined uses in the residential activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt	
<b>Market</b> if not otherwise specified (Consistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Community use</b> if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	Exempt	
<b>Community use</b> if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the community activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Indoor sport and recreation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Outdoor sport and recreation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Park</b> (Consistent use)	Exempt	
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b> if for a local utility. (Consistent use)	Exempt	
<b>Utility installation</b> if not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1</b>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> </ul>



URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
(Definitions) (Inconsistent use)		<ul style="list-style-type: none"> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3(i) Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct Table of Assessment**

NON-URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment Category	Column 3 Assessment Criteria
<b>Residential activities</b>		
All defined uses in the residential activity group (Inconsistent use if other than nature based tourism)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
All defined uses in the business activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
All defined uses in the community activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Park if for ecological protection and rehabilitation purposes only. (Consistent use)	Exempt	
Park if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Sport and recreation uses code</li> </ul>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Exempt	
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3(ii) Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct Table of Assessment**

NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Column 1 Defined Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<b>Residential activities</b>		
All defined uses in the residential activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
All defined uses in the business activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
All defined uses in the community activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Park (Consistent use)	Exempt	
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
Animal husbandry (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Rural uses code</li> </ul>
Cropping (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Rural uses code</li> </ul>
All other defined uses in the rural activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Exempt	
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

### 10.3.3.3.3 Other Tables of Assessment

**Table 10.3.3.3J Reconfiguring a Lot Table of Assessment**

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 10.3.3.3J to the extent of any inconsistency.		
Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria
Creating Lots by Subdividing Another Lot where: (a) a preliminary approval to which section 242 of the Act applies for: (i) Area A, Area B or Area C identified on <b>Other</b>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> </ul>

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 10.3.3.3J to the extent of any inconsistency.

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria
<p>(ii) <i>Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies; or</i></p> <p>(b) <i>an application for a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies has been made for:</i></p> <p>(i) <i>the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or</i></p> <p>(ii) <i>premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies.</i></p>		<ul style="list-style-type: none"> <li>• Nuisance code</li> <li>• Safety and security code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<p><b>Creating Lots by Subdividing Another Lot</b> in Area A, Area B or Area C identified on <b>Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)</b>, where not otherwise specified above.</p>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<p><b>Creating an Easement</b> for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.</p>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Reconfiguring a lot code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<p><b>Rearranging Boundaries of a Lot</b></p>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>

Note:-

1. Reconfiguring a lot involving the creation of a lot by subdividing another lot of premises is:
  - (a) code assessable if the premises is the subject of a preliminary approval to which section 242 of the Act applies for a material change of use of the premises or a development application for a preliminary approval to which section 242 of the Act applies for a material change of use of the premises; or
  - (b) impact assessable if paragraph (a) does not apply.
2. Under section 899 of the Act, the notification stage of IDAS does not apply to a development application for preliminary approval to which section 242 applies if the development for which the application is made is substantially consistent with:
  - (a) the structure plan area code identified or included in the structure plan for the area;
  - (b) any master plan area code included in a master plan that applies to land or part of the land in the area; and
  - (c) the application does not seek to change the type of assessment for the development or, if it does, it seeks to change it in a way mentioned in section 295(3)(b) of the Act.

**Table 10.3.3.3K Building Work Table of Assessment**

1. This table applies to building work not associated with a Material Change of Use.		
Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria
Minor Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
Minor Building Work where not otherwise specified.	Exempt	
Building Work where associated with an approved Material Change of Use of Premises.	Exempt	
Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
Building Work not otherwise specified.	Self assessable <sup>23</sup> or Code assessable where the applicable Use Code does not identify acceptable outcomes.	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <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>

**Table 10.3.3.3L Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment**

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work <sup>24</sup>		
Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria
Operational Work where associated with an approved Material Change of Use.	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, Services and Infrastructure code</li> </ul>
Operational Work where associated with an approved Reconfiguring a Lot.	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
Operational Work (other than Excavation or Filling) where associated with the provision of the infrastructure identified on the structure plan maps.	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
Operational Work (Excavation or Filling) where on land other than:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on <b>Other Plans Map OPM P2(a) Palmview Structure Plan Are Flood Prone Land</b> ; or (b) an ecologically important area on <b>Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas</b> .	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>

<sup>23</sup> Building work that is exempt or self assessable under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

<sup>24</sup> The definition of building work in the *Sustainable Planning Act 2009* includes excavation or filling for, or incidental to, building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

<b>1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work<sup>24</sup></b>		
<b>Column 1 Development</b>	<b>Column 2 Level of Assessment</b>	<b>Column 3 Assessment Criteria</b>
<b>Operational Work (Excavation or Filling) where:-</b> (a) on land identified as:- (i) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on <b>Other Plans Map OPM P2(a) Palmview Structure Plan Area Flood Prone Land</b> ; or (ii) an ecologically important area on <b>Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas</b> ; and (b) associated with the provision of the infrastructure identified on the structure plan maps.	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational Work</b> where not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.3.3.3M Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment**

<b>Column 1 Development</b>	<b>Column 2 Level of Assessment</b>	<b>Column 3 Assessment Criteria</b>
Placing an advertising device on premises 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) high-rise building sign; (iv) pylon identification sign; (v) roof top sign; (vi) sign written roof sign; (vii) three-dimensional sign; and (b) not a third party sign.	Self assessable	<ul style="list-style-type: none"> <li>• Advertising devices code</li> </ul>
Placing an advertising device on premises if not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>• Advertising devices code</li> </ul>
Placing an advertising device on premises if for a third party sign.	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

## 10.3.4 Palmview Structure Plan Area Code

### 10.3.4.1 Introduction

- (1) This section provides the Palmview structure plan area code for the Master Planned Area.
- (2) The Palmview structure plan area code contains the following:-
  - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
    - (i) the whole of the Master Planned Area;
    - (ii) particular precincts and sub-precincts;
    - (iii) infrastructure and services;
  - (b) performance outcomes that contribute to the achievement of the overall outcomes;
  - (c) acceptable outcomes for assessable development requiring code assessment;
  - (d) acceptable outcomes for self assessable development (as indicated by an 's').
- (3) The following structure plan maps spatially represent elements of the Palmview structure plan area code:-
  - (a) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Areas);**
  - (b) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
  - (c) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
  - (d) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements);**
  - (e) **Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts);**
  - (f) **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing);**
  - (g) **Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network);**
  - (h) **Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network);**
  - (i) **Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
  - (j) **Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network);**
  - (k) **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network);**
  - (l) **Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network);**
  - (m) **Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network);**
- (4) The Palmview structure plan area code applies to self assessable and assessable development in the Master Planned Area.

### 10.3.4.2 Overall Outcomes for the whole of the Master Planned Area

- (1) Development in the Master Planned Area for urban purposes other than the infrastructure identified on the structure plan maps does not occur:-
  - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land**); and
  - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas**).
- (2) Development in the Master Planned Area is consistent with the intent for the relevant precinct and sub-precinct in which the development is proposed to occur.
- (3) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.
- (4) Development in the Master Planned Area does not exceed the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)**.



- (5) Development in the Master Planned Area is carried out in accordance with the sequence identified conceptually on **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)** or an alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (6) Development in the Master Planned Area contributes to housing affordability and promotes affordable living.
- (7) Development in the Master Planned Area provides a high level of accessibility to local employment, educational facilities, business and community facilities, public transport, open space and recreation and other facilities and does not adversely impact on the amenity of surrounding residential areas, the integrated transport network and public safety.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area meets best practice standards for sustainability.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping.
- (11) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and universal design.
- (12) Development in the Master Planned Area incorporates an integrated water management system that:-
  - (a) ensures impacts upon surface and ground water quality are avoided; and
  - (b) maintains water balance and chemistry.

#### 10.3.4.3 Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<i>Regional Context, Settlement Pattern Structure and Ultimate Population</i>			
<b>PO1</b>	<p>The form, pattern and structure of development in the Master Planned Area recognises the role and context of the Master Planned Area in the region through the following:-</p> <ol style="list-style-type: none"> <li>(a) providing a diverse range of housing and affordable living opportunities for students, workers and families in close proximity to the University of the Sunshine Coast, the Sunshine Coast University Hospital, the Sippy Downs Town Centre and the Kawana Town Centre;</li> <li>(b) providing for the establishment of an integrated transport network effectively connecting the Master Planned Area to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;</li> <li>(c) providing for the establishment of other modal connections that provide a high level of regional connectivity between the Master Planned Area and key regional employment locations and major regional activity centres;</li> <li>(d) protecting and reinforcing the significant environmental and landscape values of land which frames and separates urban communities and is required to be maintained as part of the non-urban and urban open space</li> </ol>	<b>AO1</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	infrastructure networks.		
<b>PO2</b>	The form, pattern and structure of development provides for the establishment of a transit oriented community with the following characteristics:- (a) a compact urban form with strongly defined edges which protect important ecological and landscape values; (b) a mix of land uses in a configuration and at a density that promotes local self containment, supports the provision of a high quality public and active transport network and results in reduced dependency on private vehicle use; (c) a wide range of housing options including different dwelling sizes and types that meet the needs of a range of household types and population groups; (d) high levels of access and connectivity to local employment, business and community services, public transport, open space and recreation and other facilities; (e) high quality sub-tropical and sustainable design that maximises amenity, street activity, pedestrian connectivity and environmental performance.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for a maximum of 6,937 dwellings to be established within the Master Planned Area.	<b>AO3</b>	No acceptable outcome provided.
<b>Ecological and Landscape Protection<sup>25</sup></b>			
<b>PO4</b>	Development for urban purposes, other than the infrastructure identified on the structure plan maps avoids the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b> ; (b) ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b> ; (c) the scenic amenity and highway acoustic buffer as specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> .	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development provides for the ecological and landscape protection and rehabilitation of the non urban open space infrastructure network in accordance with the following:- (a) <b>Table 10.3.4.3A (Outcomes for Non-urban Open Space Infrastructure</b>	<b>AO5</b>	No acceptable outcome provided.

<sup>25</sup> The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	Area); (b) <b>Table 10.3.4.3B (Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units).</b>		
<b>PO6</b>	<p>Development provides for an environmental offset for the area of an ecologically important area specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b> that is adversely impacted by the provision of infrastructure for the Master Planned Area in accordance with the following:-</p> <p>(a) the minimum standards specified in <b>Table 10.3.4.3C (Environmental Offset Requirements)</b>;</p> <p>(b) an environmental offset is to be provided either within or outside the Master Planned Area, but is not to include land already specifically identified as non-urban open space on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure)</b>;</p> <p>(c) where an environmental offset is to be provided outside the Master Planned Area, the environmental offset area is to have a nexus with the Master Planned Area (e.g. the offset area is provided within the downstream catchment or within a habitat corridor associated with the Master Planned Area) and is to be consolidated rather than isolated;</p> <p>(d) an environmental offset is not to be used for any material or commercial gain in relation to carbon sequestration unless the planting for 'additionality'<sup>26</sup> has been considered and the Council has agreed to its use for carbon sequestration;</p> <p>(e) an environmental offset is to be the responsibility and liability of the owner on which the development to which the environmental offset relates is being carried out although the owner may make a contractual arrangement with a third party (i.e. private contractor, registered environmental charity or public sector entity) to carry out all or part of the environmental offset, subject to satisfactory demonstration that the ecological and landscape protection outcomes are met;</p> <p>(f) the costs of management and maintenance are to form part of the environmental offset and where it is proposed to transfer enduring management responsibility to another party, the completion criteria and</p>	<b>AO6</b>	No acceptable outcome provided.

<sup>26</sup> 'additionality' refers to the determination of whether the offset activity would have occurred in the absence of the offset program or according to a business as usual scenario.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>financial bonding is to be agreed with the Council in an infrastructure agreement;</p> <p>(g) an environmental offset does not apply where an environmental offset requirement has been approved under Federal and/or State Government legislation for the clearing or otherwise disturbance of the subject area;</p> <p>(h) an environmental offset is to:-</p> <ul style="list-style-type: none"> <li>(i) be used as a last resort only and not as a reward for poor environmental performance;</li> <li>(ii) address both a direct offset<sup>27</sup> and a contributing offset<sup>28</sup>;</li> <li>(iii) offer "like for like or better" or as close as practicable to "like for like" in terms of environmental values, vegetation habitat, species, ecosystem, landscape, hydrology and physical area;</li> <li>(iv) provide additional protection to environmental values at risk or additional management actions to improve environmental values;</li> <li>(v) be based upon a robust and consistent assessment process;</li> <li>(vi) be clearly defined, transparent and enforceable;</li> <li>(vii) demonstrate security of purpose, tenure and management;</li> <li>(viii) result in a net environmental benefit; and</li> <li>(ix) satisfy all statutory requirements.</li> </ul>		
<b>PO7</b>	Development protects and enhances the environmental protection area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> .	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for the ecological rehabilitation of the environmental enhancement area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> in order to reconnect isolated patches of remnant vegetation, support wildlife corridors and actively assist the process of natural regeneration.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development provides for the environmental transition area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> to be:-	<b>AO9</b>	No acceptable outcome provided.
	(a) rehabilitated as a buffer to the		

<sup>27</sup> Direct offsets counterbalance the adverse environmental impact directly with the aim of achieving a 'net environmental outcome'. Direct offsets include restoration or rehabilitation of existing degraded ecosystems, enhancement or re-establishment of ecosystems in areas of low representation or poor condition, re-establishment or enhancement of biodiversity corridors, implementation of species recovery plans and acquisition of land subject to threatening processes and inclusion into a conservation reserve or equivalent legal tenure.

<sup>28</sup> Contributing offsets activities should be considered as part of a combined approach with direct offset activities. Contributing offsets include conservation activities (i.e. nature refuge, conservation covenant), protection (i.e. fencing, buffering etc), research, fauna crossings, education, removing threats, or ongoing management activities (such as monitoring, maintenance, preparing management plans, evaluation, reporting).

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>environmental protection area and environmental enhancement area to ensure the following:-</p> <ul style="list-style-type: none"> <li>(i) maintenance and appropriate buffering of existing vegetation and habitat;</li> <li>(ii) maintenance of habitat corridors and fauna movement through the area;</li> <li>(iii) maintenance of water quality and natural hydrological conditions;</li> <li>(iv) maintenance of public safety; and</li> </ul> <p>(b) only developed for the following activities where compatible with the primary function of the environmental transition area:-</p> <ul style="list-style-type: none"> <li>(i) the creation of the recreation parks and associated amenities conceptually identified on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure)</b>;</li> <li>(ii) soft elements of water sensitive urban design of stormwater infrastructure such as grass swales; and</li> <li>(iii) pedestrian trails and cycle paths;</li> <li>(iv) interpretative signage and other amenities typically associated with conservation parks.</li> </ul>		
<b>PO10</b>	<p>Development provides for the protection and enhancement of the scenic amenity and highway acoustic buffer specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> as a mosaic of bushland and open grassland areas which:-</p> <p>(a) when established:-</p> <ul style="list-style-type: none"> <li>(i) retains some of the visual characteristics of the undeveloped rural floodplain landscape;</li> <li>(ii) achieves a sense of a natural and rural coastal plain landscape as viewed from the Bruce Highway;</li> <li>(iii) screens urban development in the Master Planned Area from the Bruce Highway; and</li> <li>(iv) minimises light intrusion onto the Bruce Highway from urban development within the Master Planned Area;</li> <li>(v) provides appropriate acoustic and air quality conditions for development in the Master Planned Area through vegetated acoustic mounding to be located centrally within the buffer (not the highway edge) and without the need for an acoustic wall;</li> <li>(vi) provides for compatible uses such as low impact recreation;</li> <li>(vii) provides habitat values and</li> </ul>	<b>AO10</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>connectivity and facilitates safe fauna movement through the area;</p> <p>(viii) is an integral part of the non-urban open space infrastructure network;</p> <p>(b) provides for the retention of existing vegetation supplemented by the planting of a range of local indigenous native plant species;</p> <p>(c) has a minimum width of 80 metres measured from the eastern boundary of the Bruce Highway road corridor proposed widening;</p> <p>(d) does not incorporate the following:-</p> <p>(i) urban elements such as structures (other than limited structures associated with recreation parks), fences (other than rural or fauna fencing) and lighting;</p> <p>(ii) an advertising device;</p> <p>(e) is established prior to the commencement of development within 500 metres of the scenic amenity and highway acoustic buffer; and</p> <p>(f) is in accordance with the standards for the scenic amenity and highway acoustic buffer outcomes in the <b>Planning Scheme Policy for Palmview Structure Plan.</b></p>		
<b>PO11</b>	<p>Development provides for a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to be provided:-</p> <p>(a) entirely within the Master Planned Area; or</p> <p>(b) partly within the Master Planned Area and partly in areas proximate to the Master Planned Area if the entirety of this benchmark cannot practically be achieved within the Master Planned Area.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development ensures the following:-</p> <p>(a) the protection of the biodiversity and ecosystem values of springs, waterways and wetlands;</p> <p>(b) avoidance of any adverse impacts on ground water;</p> <p>(c) the protection of bank stability, channel integrity and in-stream habitat.</p>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	<p>Development ensures the following:-</p> <p>(a) subdivision layouts avoid private lots backing on to ecologically important areas;</p> <p>(b) fauna exclusion fencing is provided to separate residential areas from ecologically important areas;</p> <p>(c) fauna sensitive design features such as fauna "funneling" fences or structures, underpasses and overpasses are provided;</p> <p>(d) barriers to fauna movement across</p>	<b>AO13</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	and between ecologically important areas is avoided.		
<b>PO14</b>	Development avoids or minimises impacts on biodiversity values as a result of environmental weeds, declared plants, poisonous and noxious plants, pest animals or introduced weed species <sup>29</sup> .	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development incorporates landscaping that includes the following elements:- (a) indigenous native plants of local provenance; (b) known food for wildlife and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; (d) enhancement of links between existing habitats.	<b>AO15</b>	No acceptable outcome provided.
<b>Environmental Resource Management and Natural Hazards</b>			
<b>PO16</b>	Development ensures the following:- (a) acid sulfate soils are not disturbed; (b) where acid sulfate soils are disturbed, works are managed to avoid or minimise the release of acid and metal contaminants.	<b>AO16</b>	Development complies with the <b>Acid Sulfate Soils Overlay Code</b> .
<b>PO17</b>	Development ensures the following:- (a) the risk to public health, from insect borne arboviruses and nuisance caused by biting insects is minimised; (b) the presence or expansion of breeding sites for mosquito larvae is not intensified; (c) new waterbodies and stormwater treatment devices are designed to minimise the potential breeding opportunities of biting insects; (d) mosquito control measures that are designed and implemented so as not to:- (i) affect the ecological integrity of natural wetlands or waterways; and (ii) cause a risk to public health and safety.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development minimises the threat of bushfire to life and property and incorporates fire management measures which maintain and enhance biodiversity.	<b>AO18</b>	Development complies with the <b>Bushfire Hazard Overlay Code</b> .
<b>PO19</b>	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.	<b>AO19</b>	No acceptable outcome provided.
<b>PO20</b>	Development provides for the protection of amenity and minimises impacts from air, noise and light pollution.	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development maintains the viability of the Meridan Plains Extractive Resource Area through the following:- (a) avoiding significant land use conflicts; (b) configuring infrastructure associated with the development of the Master Planned Area so as to minimise impacts on the arrangement of	<b>AO21</b>	No acceptable outcome provided.

<sup>29</sup> The Landscape code provides further guidance about environmental weeds and poisonous and noxious plants.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	extraction areas.		
<b>PO22</b>	<p>Development, including the infrastructure identified on the structure plan maps, protects flood storage and conveyance capacity and splits and minimises the risk of loss of life, injury or damage to property and infrastructure.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO4 also provides outcomes relating to flood prone land in the Master Planned Area.</i></p>	<b>AO22</b>	Development complies with the <b>Flood Hazard Overlay Code</b> .
<b>PO23</b>	<p>Development incorporates best practice stormwater management including water sensitive urban design and erosion and sediment control systems which:-</p> <p>(a) protect water quality within the Mooloolah River and Sippy Creek riparian corridors and their tributaries;</p> <p>(b) minimise erosion and sediment loss; and</p> <p>(c) protect the environmental characteristics of downstream receiving environments.</p> <p><i>Note:-</i></p> <p><i>The Stormwater management code also provides outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>	<b>AO23</b>	No acceptable outcome provided.
<b>PO24</b>	<p>Development incorporates best practice groundwater management which:-</p> <p>(a) protects groundwater flows and quality;</p> <p>(b) protects downstream groundwater dependant ecosystems; and</p> <p>(c) where required, provides for passive artificial groundwater recharge infiltration systems.</p>	<b>AO24</b>	No acceptable outcome provided.
<b>PO25</b>	<p>Development for excavation and filling in the Master Planned Area, other than where required to establish the infrastructure identified on the structure plan maps, avoids the following areas:-</p> <p>(a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b>;</p> <p>(b) ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b>.</p> <p><i>Note:-</i></p> <p><i>The Works, services and infrastructure code also provides outcomes relating to Filling and Excavation.</i></p>	<b>AO25</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<i>Neighbourhood Design, Housing and Density</i> <sup>30</sup>			
<b>PO26</b>	Development creates a series of identifiable neighbourhoods which have:- (a) an urban structure that reduces dependency on private vehicles and is more energy and land efficient; (b) a layout which is unique and not based on a repetitive design approach and is responsive to the site and landscape context; (c) an activity centre centrally located within the neighbourhood; (d) legible street, pedestrian and bicycle and open space networks focusing on walkability and street connectivity; (e) a strong local identity; (f) a legible, accessible, connected open space network while creating public open spaces that are unique to each individual neighbourhood; and (g) community facilities at locations that are highly accessible and easily identifiable (i.e. on the corner of two higher order streets or in a highly visible location).	<b>AO26</b>	No acceptable outcome provided.
<b>PO27</b>	Development demonstrates how the overall outcomes are to be achieved at a neighbourhood scale with particular reference to the following:- (a) the arrangement of bicycle and pedestrian paths and local roads; (b) protection and maintenance of local public transport circulation routes and corridors, stops and service coverage; (c) the provision of urban and non-urban open space infrastructure; (d) the provision of local activity centres (not full service) and higher housing densities within close proximity to these centres; (e) the arrangement and orientation of lots for residential uses; (f) the provision of adequate infrastructure and services within the neighbourhood to ensure that non-residential uses such as a corner store and educational establishments which are established within or adjacent to neighbourhoods are serviced to avoid adverse impacts on the amenity and character of the neighbourhood; (g) elements of sub-tropical and sustainable design that can practically be depicted at a neighbourhood level.	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	Development involving gated communities, such as particular types of retirement facilities are designed to ensure:- (a) the connectivity of road, public transport and bicycle and pedestrian infrastructure networks is not comprised; and	<b>AO28</b>	No acceptable outcome provided.

<sup>30</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about neighbourhood design, housing and density outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	(b) perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.		
<b>PO29</b>	Development provides a diversity of housing options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self containment within neighbourhoods; (c) meet the changing needs of the community over time; (d) support community development; and (e) meet the needs and expectations of the full range of household types and population groups.	<b>AO29</b>	Development incorporates a lot layout for each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to the district activity centre, public transport stops and urban open space.
<b>PO30</b>	Development contributes to housing affordability and promotes affordable living.	<b>AO30</b>	Development provides for affordable housing and ensures that it is dispersed and not concentrated in any one neighbourhood.
<b>PO31</b>	Development provides for a significant proportion of attached dwellings that incorporate universal design principles to maximise flexibility and useability for all sections of the population, including elderly persons, children and people with a disability.	<b>AO31.1</b>	Development provides for universally designed attached dwellings to reflect the following principles:- (a) equitable use – the design is useful, appealing and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any user; (b) flexible in use – the design accommodates a wide range of individual preferences and abilities; (c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the users sensory abilities; (e) safe and sensible to use – the design minimises hazards and adverse consequences of accidental or unintended actions; (f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities; (g) size and space for approach and use – living spaces are designed to ensure sufficient area is provided for the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility.
		<b>AO31.2</b>	Development provides for adaptable housing to be designed in accordance with <i>Australian Standard AS 4299 – 1995: Adaptable Housing</i> .

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>PO32</b>	Development provides for accommodation especially suited to elderly persons and people with a disability or special need, including independent housing, supported accommodation and residential care.	<b>AO32</b>	No acceptable outcome provided.
<b>PO33</b>	Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for that part of the Master Planned Area identified as being suitable for urban development and included in an urban precinct being a residential precinct, district activity centre precinct, local activity centre precinct, local employment area precinct or community purpose precinct.	<b>AO33</b>	Development achieves the minimum average net residential density specified for the precinct or sub-precinct in which the development is located.
<b>Sub-tropical and Sustainable Design<sup>31</sup></b>			
<b>PO34</b>	Development responds to the sub-tropical climate and coastal plain setting through the following:- (a) ensuring a strong presence of nature and water through the following:- (i) orientation to urban and non-urban open space; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) creating an open and permeable built environment through the following:- (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban and non-urban open space; (c) incorporating local interpretations of sub-tropical architecture and landscape design.	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission limiting measures including the following:- (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; (b) use of the energy efficient infrastructure systems.	<b>AO35</b>	No acceptable outcome provided.
<b>Reconfiguring a Lot</b>			
<b>PO36</b>	Development for reconfiguring a lot provides for no new lots, other than lots required to provide the infrastructure identified on the structure plan maps, to be created in the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled	<b>AO36</b>	No acceptable outcome provided.

<sup>31</sup> The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of sub-tropical and sustainable design outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b> ; (b) ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b> .		
<b>PO37</b>	Development for reconfiguring a lot provides for a pattern of subdivision that maximises the north-south orientation of lots created for residential uses.	<b>AO37</b>	No acceptable outcome provided.
<b>Sequencing of Development</b>			
<b>PO38</b>	Development is carried out in accordance with the sequencing of development and the transport infrastructure network specified on <b>Other Plans Map OPM P8 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)</b> .	<b>AO38</b>	No acceptable outcome provided.
<b>Buffers to Sensitive Land, Incompatible Uses and Infrastructure</b>			
<b>PO39</b>	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and the adjacent lots; (b) separate the lots from incompatible uses and <i>infrastructure</i> ; and (c) do not create 'reverse amenity' situations where the continued operation of existing uses is compromised by the proposed development.	<b>AO39</b>	No acceptable outcome provided.
<b>Acoustic Amenity and Noise<sup>32 33</sup></b>			
<b>PO40</b>	Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use.  <i>Note:- This performance outcome relates to a 'reverse amenity' situation where a proposed sensitive land use may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed sensitive land use to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</i>	<b>AO40</b>	The sensitive land use is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area.  <b>OR</b> Where located in an area where adverse noise impacts are likely, the sensitive land use mitigates all potential impacts through site layout, design, construction, and operation.
<b>PO41</b>	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate	<b>AO41</b>	No acceptable outcome provided.

<sup>32</sup> Editor's note – the Planning scheme policy for nuisance code provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

<sup>33</sup> Note – Council will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO39 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	emissions from surrounding development that would cause environmental nuisance.		
<b>Avoidance of Contaminated Land</b>			
<b>PO42</b>	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	<b>AO42</b>	No acceptable outcome provided.

**Table 10.3.4.3A Outcomes for Non-urban Open Space Infrastructure Area**

Non-urban open space infrastructure area	Ecological protection and rehabilitation objectives
Environmental Protection Area	<ul style="list-style-type: none"> <li>• Provide for management that assists in the area becoming largely self sustaining and in good bio-condition for its corresponding regional ecosystem.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental Enhancement Area – Type A	<ul style="list-style-type: none"> <li>• Provide for assisted regeneration back to the area's former regional ecosystem and in good bio-condition.</li> <li>• Enhance landscape scale habitat connectivity.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental Enhancement Area – Type B	<ul style="list-style-type: none"> <li>• Provide for strategic rehabilitation to enhance landscape connectivity and ecological values.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental Transition Area	<ul style="list-style-type: none"> <li>• Provide for establishment of buffer areas that enhance the ecological values of Environmental Protection and Environmental Enhancement Areas and protect them from the impacts of adjacent development.</li> <li>• Allow for compatible passive recreation uses including pedestrian and cycleways, picnic areas and open play areas and water sensitive urban design features.</li> </ul>
Scenic Amenity and Highway Acoustic Buffer	Provide for native landscaping which: <ol style="list-style-type: none"> <li>(a) enhances the rural character of the area;</li> <li>(b) provides a visual relief and noise buffer from the Bruce Highway;</li> <li>(c) allows for compatible low impact recreation uses;</li> <li>(d) allows for farm forestry uses or tree planting for carbon offsets, where appropriate; and</li> <li>(e) provides environmental linkages and habitat value.</li> </ol>

Table 10.3.4.3B

Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
Landscape Unit 1	<p>Landscape unit 1 is located at the eastern end of the plan area and is contiguous with the Mooloolah River National Park to the north and the Birinya Wetlands to the east and incorporates the riparian corridor of the Mooloolah River.</p> <p>This landscape unit is characterised by a combination of remnant status vegetation, cleared areas and naturally regenerating ecosystems. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crimia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>Increase in the extent of wetland and riparian ecosystems.</li> <li>Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor.</li> <li>Provision of habitat for significant flora and fauna species.</li> <li>Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> </ul>	<p>The management of this landscape unit is to support the regeneration of ecosystems through a combination of passive and active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>cease slashing;</li> <li>establish fencing and exclude grazing;</li> <li>removal of invasive exotic species;</li> <li>infill planting to supplement natural regeneration;</li> <li>active revegetation as required, with particular emphasis on consolidating wetland and riparian vegetation;</li> <li>bed and bank restoration works as required;</li> <li>careful management or rectification of the concentrated surface drainage or modified flows to natural sedge/land and wetland areas to avoid damage from scouring, changes in wetland community hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 2	<p>Landscape unit 2 is located at the eastern end of the plan area. It incorporates the Mooloolah River riparian zone, extending upstream to its confluence with Sippy Creek.</p> <p>Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone and cleared pasture with isolated trees.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crimia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>Increase in extent of wetland and riparian ecosystems to provide a minimum width of vegetation of 100 metres from the high bank of the Mooloolah River.</li> <li>Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor.</li> <li>Provision of habitat for significant flora and fauna species.</li> <li>Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> </ul>	<p>The management of this landscape unit is to re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>removal of invasive exotic species;</li> <li>active revegetation, with particular emphasis on consolidating and expanding riparian vegetation;</li> <li>bed and bank restoration works as required;</li> <li>careful management or rectification of concentrated surface drainage or modified flows to natural sedge/land and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 3	<p>Landscape Unit 3 is located at the eastern end of the plan area. It is contiguous with the Mooloolah River National Park to the north and extends into Landscape unit 1 to the east.</p> <p>This landscape unit is characterised by cleared areas with isolated trees. A large proportion of this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p>	<ul style="list-style-type: none"> <li>Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining grassland as grazing habitat for macropods.</li> <li>Enhancement of the landscape scale habitat connectivity by creating a mosaic of habitat types.</li> <li>Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>Maintenance of hydrological function.</li> </ul>	<p>The management of this landscape unit is to retain grassland habitat.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>removal of invasive exotic species;</li> <li>maintenance of grass cover by regular slashing;</li> <li>selective revegetation, with particular emphasis on establishing "habitat stepping stones";</li> <li>careful management or rectification of the concentrated surface drainage or modified flows to</li> </ul>

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
Landscape Unit 4	<p>Landscape unit 4 is located centrally within the plan area. At its southern extent, this landscape unit includes the riparian corridor on the northern side of Sippy Creek. Remnant vegetation at its northern edge abuts residential development. Claymore Road forms the eastern extent of this landscape unit.</p> <p>This landscape unit is characterised by a combination of cleared land and remnant vegetation. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the northern boundary and in the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the South East Queensland Regional Plan.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog). The construction of Claymore Road has altered the hydrological regime of this landscape unit and it is now hydrologically separate from landscape units 1-3. The resultant habitat is considered important for supporting frog populations.</p>	<ul style="list-style-type: none"> <li>• Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining sedgeland as habitat for frogs.</li> <li>• Increased extent of wetland and riparian ecosystems to provide a minimum width of vegetation on the northern side of Sippy Creek of 100 metres from the high bank.</li> <li>• Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor.</li> <li>• Protection of the water quality of the Sippy Creek, Mooloolah River and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> </ul>	<p>natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</p> <p>The management of this landscape unit is to retain and enhance remnant vegetation and sedgelands as frog habitat and re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• maintenance of sedgelands;</li> <li>• active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west and north to south;</li> <li>• planting densities to consider the Manning's roughness coefficient;</li> <li>• bed and bank restoration works as required; and</li> <li>• careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 5	<p>Landscape unit 5 is located centrally and forms a band that traverses the plan area. It forms the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north and extends south to the confluence of Sippy Creek with the Mooloolah River.</p> <p>This landscape unit is characterised by a large tract of remnant vegetation bordered by cleared pasture. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the riparian zone of Sippy Creek and RE 12.9-10.14 (<i>Eucalyptus pilularis</i> tall open forest on alluvial plains).</p> <p>A large proportion of this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the South East Queensland Regional Plan.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor.</li> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of Sippy Creek and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> <li>• Provision of opportunities for low impact recreation facilities at the western and southern edges of the landscape unit (identified as RR1).</li> <li>• Maintenance and enhancement of biodiversity values within an urban recreation area.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• remove invasive exotic species;</li> <li>• retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation area;</li> <li>• maintain grassed transition zone between residential development and vegetated areas;</li> <li>• careful management or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 6	Landscape unit 6 is located in the north-west of the plan	<ul style="list-style-type: none"> <li>• Increased extent of wetland and riparian ecosystems</li> </ul>	The management of this landscape unit is to re-establish

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>area, forming the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north.</p> <p>This landscape unit is characterised by cleared pasture with a narrow band of remnant vegetation in the riparian zone. Existing vegetation includes of concern RE 12.3.2 (<i>Eucalyptus grandis</i> tall open forest on alluvial plains) along the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is a referable wetland and has been identified as HES by the <i>South East Queensland Regional Plan</i>.</p>	<ul style="list-style-type: none"> <li>to provide a minimum width of vegetation on the southern side of Sippy Creek of 100 metres from the high bank.</li> <li>Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment.</li> <li>Provision of habitat for significant flora and fauna species.</li> <li>Protection of the water quality of Sippy Creek and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> <li>Provision of opportunities for low impact recreation facilities at the edges of the landscape unit (identified as RR1).</li> </ul>	<p>riparian ecosystems through mainly active mechanisms. Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>remove invasive exotic species;</li> <li>active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west to provide a minimum 100 metre wide corridor along Sippy Creek;</li> <li>bed and bank restoration works as required; and</li> <li>maintenance of a grassed transition zone between residential development and a vegetated area.</li> </ul>
Landscape Unit 7	<p>Landscape unit 7 is located centrally and forms a band that traverses the plan area, connecting landscape unit 5 to the Mooloolah River riparian corridor that lies just to the south of the Plan Area. It forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by remnant vegetation and a mosaic of vegetation and cleared land. Existing vegetation includes of concern RE 12.3.13 (Closed heathland on seasonally waterlogged alluvial plains near the coast) and RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freyichneiti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along a north-south alignment.</li> <li>Increase the extent of wetland ecosystems, with particular emphasis on active regeneration of land enclosed by remnant vegetation.</li> <li>Rehabilitation of wetland ecosystems to remnant status.</li> <li>Provision of habitat for significant flora and fauna species.</li> <li>Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> <li>Provision of opportunities for low impact recreation facilities in the south-western portion of this landscape unit (identified as DR3).</li> <li>Maintenance and enhancement of biodiversity values within urban recreation areas.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>establish fencing and exclude grazing;</li> <li>removal of invasive exotic species,</li> <li>infill planting to supplement natural regeneration;</li> <li>active revegetation, with particular emphasis on consolidating and expanding wetland vegetation and reconnecting habitat from north to south;</li> <li>retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation areas;</li> <li>maintain a grassed transition zone between residential development and vegetated area;</li> <li>careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 8	<p>Landscape unit 8 is located along the western end of the southern boundary of the plan area. It is contiguous with the Palmview Conservation Park to the south and forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by patches of remnant vegetation along drainage lines and an extensive area of naturally regenerating vegetation. Existing vegetation</p>	<ul style="list-style-type: none"> <li>Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment.</li> <li>Increase the extent of wetland ecosystems.</li> <li>Rehabilitation of wetland ecosystems to remnant status.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>establish fencing/ exclude grazing from regenerating</li> </ul>

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>Remnant vegetation within this landscape unit is identified as referable wetland and significant wetland by the SEQ <i>Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Cirinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of the adjacent wetland ecosystem and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> <li>• Provision of opportunities for low impact recreation facilities in the south-western and northern portions of the landscape unit (identified as DR2).</li> <li>• Provision of opportunities for complementary sports facilities at the southern edge of the landscape unit (identified as DS2).</li> <li>• Maintenance and enhancement of biodiversity values within urban recreation areas.</li> </ul>	<p>areas;</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• infill planting to supplement natural regeneration;</li> <li>• active revegetation as required, with particular emphasis on consolidating wetland vegetation;</li> <li>• retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in urban recreation areas;</li> <li>• maintain grassed transition zone between residential development and vegetated areas; and</li> <li>• careful management and/or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scour, changes in wetland hydrology, provision of degraded habitat for establishment invasive species and other negative impacts.</li> </ul>
Landscape Unit 9	<p>Landscape unit 9 is located at the western end of the plan area and extends along the Bruce Highway from the edge of landscape unit 6 in the north to the southern boundary of the plan area.</p> <p>This landscape unit is characterised by cleared areas with scattered trees.</p>	<ul style="list-style-type: none"> <li>• Enhancement of landscape scale habitat connectivity by creating a mosaic of habitat types.</li> <li>• Provision of habitat for significant flora and fauna species.</li> </ul>	<p>The management of this landscape unit is to retain and establish mosaic vegetation.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• maintenance of grass cover by regular slashing;</li> <li>• selective revegetation, with particular emphasis on establishing "habitat stepping stones".</li> </ul>



**Table 10.3.4.3C Environmental Offset Requirements**

Environmental Value Impacted	Environmental Offset Outcome Sought	Location	Environmental Offset Requirement	Offset Type	Provision Rate
<b>Mapped Environmental Protection Area or other Regional Ecosystem</b> (where located outside the Structure Plan Area)					
<b>Vine Forest</b> (comparable with Regional Ecosystem 12.3.1 & 12.3.2)	Conserve vegetation, prevents loss of biodiversity, reduces land degradation and maintain ecological processes.	Within 20km of the site and within the local government area.	Secure an existing similar vegetation community which is under threat or rehabilitate and secure a suitable offset area.		<b>1.5 for 1</b>
<b>Heath</b> (comparable with Regional Ecosystem 12.3.13 & 12.3.14)			Maintain safe ecological linkages and fauna movement corridors.		<b>1.5 for 1</b>
<b>Mixed Eucalypt</b> (comparable with Regional Ecosystem 12.9-10.14)					<b>1.5 for 1</b>
<b>Wetland or Waterway</b> (comparable with Regional Ecosystem 12.3.5)	Improve the integrity and viability of wetlands, waterways and riparian corridors. Improve water quality, flows and aquatic habitat.		Recovery of degraded wetlands. Improvement in water quality and riparian health.		<b>2 for 1</b>
<b>Mapped Environmental Enhancement Area</b>					
<b>Environmental Enhancement Area Type A</b>	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.		<b>1.5 for 1</b>
<b>Environmental Enhancement Area Type B</b>	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.		<b>1 for 1</b>
<b>Rare and Threatened Species</b>					
<b>Endangered Species, Vulnerable Species and Rare Species.</b>	Improve the population viability of relevant species in the wild.	Within 5km of site and within the local government area.	For fauna, secure existing habitat under threat or rehabilitate and secure habitat for that species and provide safe ecological linkages and fauna movement corridors.  For flora, secure existing habitat under threat or translocate, propagate, replant and secure habitat for that species.		<b>2 for 1</b>

**Notes**

- Where the environmental offset triggers a mapped environmental protection area or enhancement area and a rare and threatened species, the higher offset ratio applies.
- Where the environmental offset is required due to infrastructure preventing the achievement of the 483.4 hectare ecological protection and rehabilitation requirement (i.e. by impacting upon an environmental transition area or other area not already covered in this table), the environmental offset is to be provided as rehabilitated land within 20km of the site and within the local government area on a 1 for 1 basis. Consideration is to be given to using an environmental offset on private land where an infrastructure agreement is in place.



#### 10.3.4.4 Overall Outcomes for the Mixed Density Residential Precinct

- (1) The Mixed Density Residential Precinct is developed as a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.
- (2) Development in the Mixed Density Residential Precinct accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Mixed Density Residential Precinct incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

#### 10.3.4.5 Performance Outcomes and Acceptable Outcomes for the Mixed Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Mixed Density Residential Precinct</b>			
<b>PO1</b>	<p>Development complies with the following intent for the Mixed Density Residential Precinct:-</p> <p>(a) development provides for a series of interconnected, walkable and transit supportive residential neighbourhoods;</p> <p>(b) development provides for a range of residential living environments that accommodate a diversity of lifestyles and recognise the particular character and environmental attributes of different parts of the Master Planned Area;</p> <p>(c) development accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities;</p> <p>(d) development incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity;</p> <p>(e) development achieves:-</p> <p>(i) a minimum net residential density of 15 dwellings per hectare; and</p> <p>(ii) an average net residential density of at least 18 dwellings per hectare;</p> <p>(f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(g) development provides for the infrastructure identified on the structure plan maps.</p>	<b>AO1</b>	No acceptable outcome provided.
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	Development ensures that the building height of buildings and structures in the	<b>AO2.1<sup>s</sup></b>	Development ensures that the building height of a dwelling house in the Mixed

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	Mixed Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2.2 <sup>s</sup>	Density Residential Precinct does not exceed a building height of 8.5 metres.  Development ensures that any other building height or structure in the Mixed Density Residential Precinct does not exceed a building height of 11 metres.

#### 10.3.4.6 Overall Outcomes for the Medium Density Residential Precinct

- (1) The Medium Density Residential Precinct is developed as a high quality, medium density residential core within the primary walking catchment of the District Activity Centre and transit station.
- (2) Development in the Medium Density Residential Precinct provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Medium Density Residential Precinct provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods and incorporates integrated transport and open space networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

#### 10.3.4.7 Performance Outcomes and Acceptable Outcomes for the Medium Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<i>Intent for the Medium Density Residential Precinct</i>			
PO1	Development complies with the following intent for the Medium Density Residential Precinct:- (a) development provides for the establishment of a medium density residential core within the primary walking catchment of the District Activity Centre and main transit station; (b) development provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (c) development provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods; (d) development incorporates integrated transport and open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity; (e) development achieves an average net residential density of at least 35 dwellings per hectare; (f) development incorporates a high	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	Development ensures that the building height of buildings and structures in the Medium Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO2<sup>s</sup></b>	Development ensures that the building height of buildings and structures in the Medium Density Residential Precinct does not exceed a building height of 13.5 metres.

#### 10.3.4.8 Overall Outcomes for the District Activity Centre Precinct

- (1) The District Activity Centre Precinct is developed as a high quality district level activity centre servicing the Palmview community in the Master Planned Area.
- (2) Development in the District Activity Centre Precinct does not unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and the Master Planned Area.
- (3) Development provides for retail uses to be of a scale that is consistent with the following:-
  - (a) the role of the District Activity Centre as defined by the Sunshine Coast Activity Centre Network;
  - (b) the local needs of the Palmview community in the Master Planned Area;
  - (c) a maximum gross floor area of 15,000m<sup>2</sup>.
- (4) Development in the District Activity Centre Precinct accommodates a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development and is the most concentrated urban setting in the Master Planned Area.
- (5) Development in the District Activity Centre Precinct provides for the establishment of a town centre with a traditional street fronting main street layout and a town park, civic plazas and the main transit station as significant structural elements.

#### 10.3.4.9 Performance Outcomes and Acceptable Outcomes for the District Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the District Activity Centre Precinct<sup>34</sup></b>			
<b>PO1</b>	Development complies with the following intent for the District Activity Centre Precinct:- (a) development provides for the establishment of a district level activity centre servicing the Palmview community in the Master Planned Area; (b) development is limited in terms of its	<b>AO1</b>	No acceptable outcome provided.

<sup>34</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the district activity centre precinct outcomes.

**Performance Outcomes**

**Acceptable Outcomes (denoted as 's' where applicable to self assessable development)**

	<p>scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and Palmview;</p> <p>(c) development provides for the establishment of a small town centre comprising a traditional main street, a town park, civic plazas and the main transit station as significant structural elements contributing to social interaction and community identity;</p> <p>(d) development does not involve the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format which is the antithesis of what is desired for this precinct;</p> <p>(e) development provides for a total gross floor area of 15,000m<sup>2</sup> for all business and commercial uses;</p> <p>(f) development provides for high levels of mobility and accessibility within the precinct with the public transport corridors and the main transit station supported by an interconnected network of bicycle and pedestrian infrastructure which prioritises these modes and facilitates access to key facilities within the precinct;</p> <p>(g) development is arranged to maximise the vibrancy of public spaces and semi-public spaces through the following:-</p> <ul style="list-style-type: none"> <li>(i) configuring active uses along frontages to public spaces which maximise pedestrian activity;</li> <li>(ii) ensuring a high level of integration with public transport infrastructure including the main transit station, a town square and transit plaza;</li> <li>(iii) ensuring a variety of compatible mixed uses are provided in each site;</li> <li>(iv) incorporating attractive high amenity public and semi-public spaces to encourage and support social interaction and casual meeting;</li> <li>(v) ensuring spaces comply with crime prevention through environmental design and universal design principles;</li> </ul> <p>(h) development achieves an average net residential density of at least 40 dwellings per hectare;</p> <p>(i) development incorporates a high standard of urban design and landscaping that creates attractive</p>		
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Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	sub-tropical buildings, streets and spaces and establishes the District Activity Centre as the focal point for the Palmview community in the Master Planned Area; (j) development provides for the infrastructure identified on the structure plan maps.		
<b>Land uses, Locations and Built Form</b>			
<b>PO2</b>	Development does not result in any of the following:- (a) the establishment of a department store; (b) the establishment of a discount department store; (c) the establishment of more than 1 full line supermarket; (d) any full line supermarket exceeding a gross floor area of 4,000m <sup>2</sup> .	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for active uses to be concentrated along the main street.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development provides for the establishment of a District Activity Centre that creates memorable experiences through the following:- (a) contributing to the creation of vibrant, public and semi-public spaces; (b) ensuring that built form contributes to legibility; (c) maximising pedestrian activity; (d) providing a high level of amenity for all users.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development provides for the establishment of a walkable District Activity Centre characterised by tree lined streets, public spaces and expansive social spaces for community life and interaction.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development provides for the establishment of a simple grid pattern street network which ensures a high level of connectivity and accessibility within the District Activity Centre.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for the main street in the District Activity Centre to be established as a people oriented place where walking, cycling, shopping are prioritised over the driving of vehicles and which is designed to:- (a) create a safe environment for users; (b) incorporate environmental infrastructure; and (c) create a high quality of visual and physical amenity to the main street.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development fronting the main street	<b>AO10</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	provides an active frontage and supports uses that are likely to foster informal interaction for extended periods such as catering uses and retail uses.		
<b>PO11</b>	Development provides for the siting and design of large floor plate uses, associated car parking areas, structured car parking and servicing areas to be configured so as to contribute to an active street environment.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development provides for all residential uses in the main street to be located above the ground level.	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development provides for floor to ceiling heights at ground level that focus attention on the ground floor, cater for a range of uses and allow for adaptation over time.	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	Development provides for buildings that accommodate business and commercial uses to be designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development ensures that pedestrian permeability is maximised by the achievement of pedestrian through-block linkages in addition to the street-based pedestrian network.	<b>AO15</b>	No acceptable outcome provided.
<b>PO16</b>	Development for a Food and Drink Outlet does not incorporate a drive through facility.	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the District Activity Centre, the site on which it is developed or the streetscape; (b) to service the needs of all users of the development; (c) to avoid pedestrian and vehicular conflict.	<b>AO17</b>	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
<b>Height of Buildings and Structures</b>			
<b>PO18</b>	Development ensures that the building height of buildings and structures in the District Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO18<sup>s</sup></b>	Development ensures that the building height of buildings and structures in the District Activity Centre Precinct does not exceed a building height of 16 metres.

#### 10.3.4.10 Overall Outcomes for the Local Activity Centre Precinct

- (1) The Local Activity Centre Precinct is developed as a high quality local level centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only.



- (2) Development in the Local Activity Centre Precinct is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Town Centre.
- (3) Development in the Local Activity Centre Precinct provides a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

### 10.3.4.11 Performance Outcomes and Acceptable Outcomes for the Local Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Local Activity Centre Precinct</b>			
<b>PO1</b>	Development complies with the following intent for the Local Activity Centre Precinct:- (a) development provides for a local centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; (b) development is limited in terms of its scale, nature and timing in order to not unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Major Regional Activity Centre; (c) development provides for:- (i) a total gross floor area of 2,500m <sup>2</sup> for all business and commercial uses in each local activity centre; and (ii) a minimum gross floor area of 1,000m <sup>2</sup> for convenience retail uses in each local activity; (d) development achieves a higher residential density around these centres; (e) development provides a main street style of development with active pedestrian edges and surveillance from residential uses; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.	<b>AO1</b>	No acceptable outcome provided.
<b>Land uses, Locations and Built Form</b>			
<b>PO2</b>	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for the vertical integration of uses with all buildings incorporating a mix of residential and non-residential uses.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides active frontages with uses that are likely to foster casual social and business interaction for extended periods such as catering uses and retail uses.	<b>AO4</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>PO5</b>	Development provides for all residential uses to be located above the ground level.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development for a Food and Drink Outlet does not incorporate a drive through facility.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the Local Activity Centre, the site on which it is developed, or the streetscape; (b) to service the needs of all users of the development; and (c) to avoid pedestrian and vehicular conflict.	<b>AO7</b>	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
<b>Height of Buildings and Structures</b>			
<b>PO8</b>	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO8<sup>s</sup></b>	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not exceed 13.5 metres.

#### 10.3.4.12 Overall Outcomes for the Local Employment Area Precinct

- (1) The Local Employment Area Precinct is developed as a high quality local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview.
- (2) Development in the Local Employment Area Precinct maintains high levels of amenity and provides for the establishment of an attractive local employment area.

#### 10.3.4.13 Performance Outcomes and Acceptable Outcomes for the Local Employment Area Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Local Employment Area Precinct<sup>35</sup></b>			
<b>PO1</b>	Development complies with the following intent for the Local Employment Area Precinct:- (a) development provides for the establishment of a local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview; (b) development accommodates a	<b>AO1</b>	No acceptable outcome provided.

<sup>35</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the local employment area precinct outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as <sup>s</sup> where applicable to self assessable development)	
	<p>range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area;</p> <p>(c) development provides that showrooms, hardware and trade supplies having a gross floor area in excess of 300m<sup>2</sup>, medium and high impact industrial uses are not established in the precinct;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(e) development provides for the infrastructure identified on the structure plan maps.</p>		
Land Uses, Locations and Built Form			
<b>PO2</b>	Development avoids conflicts with and protects the amenity of surrounding residential areas.	<b>AO2.1</b>	Development provides for home based business and other incubator opportunities to be located at the periphery of the precinct in a manner that defines the precinct edge and creates a transition between industrial land uses and neighbouring residential precincts.
		<b>AO2.2</b>	Development provides for manufacturing and noise generating industries to be located centrally within the precinct to reduce any impact on the amenity of neighbouring residential precincts.
		<b>AO2.3</b>	Development adjoining residential precincts ensures access to sunlight, view corridors and natural ventilation through appropriate built form and roof design.
		<b>AO2.4</b>	Development provides for a variety of lot sizes to encourage a mix of small to medium built form outcomes.
		<b>AO2.5</b>	Development on a site adjacent to a residential, open space or environmentally sensitive land use achieves a high standard of siting, design and effective buffering having regard to visual amenity, privacy, noise impacts, odours and light spill.
<b>PO3</b>	Development for non-industrial uses is limited in scale and in type to those uses which:- (a) are compatible with industrial uses; (b) do not compromise the ongoing operation and use of the Local Employment Area Precinct as a predominantly industrial area; and (c) avoid significant land use conflicts.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development for a retail use in association with an industrial use on the same premises is limited to retail uses	<b>AO4<sup>s</sup></b>	Development ensures that the retail sale of goods ancillary to an industrial use (including display areas), does not

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	which are ancillary to the industrial use.		exceed 20% of the total gross floor area of the premises.
<b>PO5</b>	Development 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.	<b>AO5</b>	No acceptable outcome provided.
<b>Height of Buildings and Structures</b>			
<b>PO6</b>	Development ensures that the building height of buildings and structures in the Local Employment Area Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO6<sup>s</sup></b>	Development ensures that the building height of buildings and structures in the Local Employment Area Precinct does not exceed a building height of 13.5 metres.

#### 10.3.4.14 Overall Outcomes for the Community Purpose Precinct

- (1) The Community Purpose Precinct is developed for major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre including educational establishments, community uses, utility installations or emergency services and other community facilities infrastructure.
- (2) Development in the Community Purpose Precinct provides for the co-location of compatible community facilities and for strong relationships and connections to be developed between community facilities infrastructure and other infrastructure networks.
- (3) Development in the Community Purpose Precinct maintains high levels of amenity for surrounding residential areas and provides for the establishment of attractive and high quality community facilities.

#### 10.3.4.15 Performance Outcomes and Acceptable Outcomes for the Community Purpose Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Community Purpose Precinct</b>			
<b>PO1</b>	Development complies with the following intent for the Community Purpose Precinct:- (a) development provides for the establishment of major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre or Local Activity Centres including educational establishments, community uses, utility installations or emergency services and other local community facilities infrastructure; (b) development provides for the co-location of compatible community facilities and for strong relationships and connections to be established between the community facilities infrastructure network, the non-urban open-space infrastructure network, the urban open space infrastructure	<b>AO1</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>network and the bicycle and pedestrian and public transport infrastructure networks;</p> <p>(c) development avoids conflict with and protects the amenity of surrounding residential areas, including the avoidance of adverse traffic and vehicle parking impacts;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(e) development provides for the infrastructure identified on the structure plan maps.</p>		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	<p>Development ensures that the building height of buildings and structures in the Community Purpose Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	<b>AO2<sup>s</sup></b>	<p>Development ensures that the building height of buildings and structures in the Community Purpose Precinct does not exceed a building height of 13.5 metres.</p>

#### 10.3.4.16 Overall Outcomes for the Urban Open Space Precinct

- (1) The Urban Open Space Precinct provides a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region.
- (2) Development in the Urban Open Space Precinct provides for the retention and rehabilitation of ecologically important areas where appropriate and practicable.

#### 10.3.4.17 Performance Outcomes and Acceptable Outcomes for the Urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Urban Open Space Precinct</b>			
<b>PO1</b>	<p>Development complies with the following intent for the Urban Open Space Precinct:-</p> <p>(a) development provides for a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region as well as providing for the retention and rehabilitation of any ecologically important areas where appropriate and practicable;</p> <p>(b) development in the Recreation Park Sub-precinct provides predominantly for passive or informal recreational activities that are low impact and generally compatible with the retention of ecological values;</p> <p>(c) development in the Sports Park Sub-</p>	<b>AO1</b>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>precinct accommodates a full range of recreational activities, including organised sporting activities that in some instances require specific land configurations that may not be compatible with the retention of ecological values;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings and spaces;</p> <p>(e) development incorporates principles of crime prevention through environmental design;</p> <p>(f) development effectively integrates with the non-urban open space infrastructure network;</p> <p>(g) development avoids conflicts with and protects the amenity of surrounding residential areas;</p> <p>(h) development provides for the infrastructure identified on the structure plan maps.</p>		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	<p>Development ensures that the building height of buildings and structures in the Urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	<p><b>AO2.1<sup>s</sup></b></p> <p><b>AO2.2<sup>s</sup></b></p>	<p>Development ensures that the building height of buildings in the Urban Open Space Precinct does not exceed a building height of 8.5 metres.</p> <p>Development ensures that the building height of structures in the Urban Open Space Precinct does not exceed a building height of 13.5 metres.</p>

#### 10.3.4.18 Overall Outcomes for the Non-urban Open Space Precinct

- (1) The Non-urban Open Space Precinct provides land for the protection and enhancement of ecologically important areas and landscape values;
- (2) Land within the Non-urban Open Space Precinct is not developed for urban purposes, other than for the infrastructure identified on the structure plan maps.

#### 10.3.4.19 Performance Outcomes and Acceptable Outcomes for the Non-urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Intent for the Non-urban Open Space Precinct</b>			
<b>PO1</b>	<p>Development complies with the following intent for the Non-urban Open Space Precinct:-</p> <p>(a) development provides for the protection and enhancement of important ecological and landscape values;</p> <p>(b) development in the Environmental Protection and Enhancement Sub-precinct provides for the protection, rehabilitation, buffering and reconnection of native remnant and</p>	<b>AO1</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>regrowth vegetation, wetlands, waterways and other ecologically important areas in nature conservation or other protective tenure, providing for a limited range of environmentally compatible uses and activities including environmental education and interpretative signage, recreation trails and associated amenities;</p> <p>(c) development in the Landscape Protection and Enhancement Sub-precinct provides for the protection of the scenic amenity and highway acoustic buffer and accommodates a limited range of non-urban uses compatible with the retention of the area's rural and natural landscape character;</p> <p>(d) development meets contemporary best practice standards for sustainability and fauna sensitive design;</p> <p>(e) development incorporates principles of crime prevention through environmental design;</p> <p>(f) development provides for the infrastructure identified on the structure plan maps.</p>		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	<p>Development ensures that the building height of buildings and structures in the Non-urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	<b>AO2<sup>s</sup></b>	<p>Development ensures that the building height of buildings and structures in the Non-urban Open Space Precinct does not exceed a building height of 8.5 metres.</p>

#### 10.3.4.20 Overall Outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides the infrastructure networks identified in the following:-
  - (a) the Palmview Structure Plan, in particular the structure plan maps and **Sunshine Coast Planning Scheme** other than to the extent that an infrastructure arrangement applicable to the land subject of the development specifically states that the infrastructure arrangement is to prevail over the Palmview Structure Plan and **Sunshine Coast Planning Scheme** to the extent of any inconsistency;
  - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area which is adjacent to non-residential uses such as local activity centres and educational establishments provides for adequate infrastructure and services

to be established to service the non-residential uses to avoid adverse impacts on the amenity and character of the surrounding areas, in particular, neighbourhoods.

- (4) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development at the desired standards of service are provided ahead of or in conjunction with the staging of the development.
- (5) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (6) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (7) Development in the Master Planned Area ensures that infrastructure and services corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (8) Development in the Master Planned Area ensures that infrastructure and services is designed, located and operated in order to:-
  - (a) reduce greenhouse gas emissions;
  - (b) provide for fauna movement; and
  - (c) minimise impacts on ecologically important areas and important landscape and scenic amenity values.
- (9) Development in the Master Planned Area promotes sustainable energy infrastructure that contributes to the development's ongoing energy needs.
- (10) Development in the Master Planned Area ensures that infrastructure and services is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.
- (11) Development in the Master Planned Area ensures that infrastructure and services is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

#### 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>Infrastructure Generally</b>			
<b>PO1</b>	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Palmview Structure Plan; (b) the other parts of <b>Sunshine Coast Planning Scheme</b> .	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure identified in the structure plan maps; (b) other infrastructure not identified in the structure plan maps; (c) services in the Master Planned Area.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development is carried out in accordance with the infrastructure networks identified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	<b>AO3</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>PO4</b>	Development is consistent with the development entitlements upon which the infrastructure and other development obligations have been planned and provided by the local government and other infrastructure providers.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development does not adversely impact on or compromise the existing or planned infrastructure and services networks.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development provides for the following:- (a) for infrastructure that avoids or minimises vegetation clearing and habitat disturbance to the greatest extent practicable; (b) where vegetation clearing and habitat disturbance is unavoidable, for the relocation of fauna and flora.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for infrastructure requiring vegetation clearing and habitat disturbance to be undertaken in the following manner:- (a) to minimise erosion and sediment loss; (b) to protect the environmental characteristics of downstream receiving environments; (c) to provide for the staged rehabilitation of disturbed areas.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development for infrastructure associated with the development of the Master Planned Area in the ecologically important areas specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Ecologically Important Areas)</b> provides an environmental offset for the area that is adversely impacted by the infrastructure <sup>36</sup> .	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development provides infrastructure and services which achieves the following:- (a) meets the specified standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.	<b>AO10</b>	No acceptable outcome provided.

<sup>36</sup> The Planning Scheme Policy for the Palmview Structure Plan provides advice for the environmental offset outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<i>Road Transport Infrastructure Network</i> <sup>37</sup>			
<b>PO11</b>	<p>Development is carried out in accordance with:-</p> <p>(a) the road transport infrastructure network identified conceptually on <b>Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)</b> and the development and transport infrastructure network sequencing specified on <b>Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)</b>; and</p> <p>(b) the standards for the road transport infrastructure network and fauna movement specified in the <i>Planning Scheme Policy for the Palmview Structure Plan</i>, the <i>Transport and Parking Code</i> and the <i>Planning Scheme Policy for the Transport and Parking Code</i>.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development provides road transport infrastructure which achieves the following:-</p> <p>(a) has sufficient capacity to service the development having regard to anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety;</p> <p>(b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network;</p> <p>(c) protects and enhances the function of roads in the road hierarchy;</p> <p>(d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development;</p> <p>(e) where required, provides bus priority at major intersections and is capable of accommodating prioritised public transport circulation;</p> <p>(f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape;</p> <p>(g) is safe, efficient and legible in meeting the requirements of the intended use;</p> <p>(h) where required for evacuation purposes is established above the defined flood event;</p> <p>(i) appropriate access and egress for emergency services vehicles.</p>	<b>AO12</b>	No acceptable outcome provided.

<sup>37</sup> The *Planning Scheme Policy for the Palmview Structure Plan* provides general advice, standards and guidelines for the road transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>PO13</b>	Development provides for a network of local streets which:- (a) is highly permeable; (b) based on a grid or modified grid pattern layout that operates at neighbourhood and district levels; and (c) ensures priority of pedestrians, cyclists and public transport users over private vehicles.	<b>AO13</b>	No acceptable outcome provided.
<b>Public Transport Infrastructure Network<sup>38</sup></b>			
<b>PO14</b>	Development is carried out in accordance with:- (a) the public transport infrastructure network identified conceptually on <b>Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)</b> ; and (b) the standards for the public transport infrastructure network and fauna movement specified in the <b>Transport and Parking Code</b> , the <b>Planning Scheme Policy for the Transport and Parking Code</b> and the <b>Planning Scheme Policy for the Palmview Structure Plan</b> .	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development provides for public transport routes and corridor(s) to be efficiently and effectively connected to:- (a) key destinations such as regional and district parks, the District Activity Centre, Local Activity Centres and schools; and (b) regional public transport networks outside of the Master Planned Area.	<b>AO15</b>	No acceptable outcome provided.
<b>PO16</b>	Development provides for public transport routes and corridor(s) to be designed and constructed to:- (a) minimise impacts on residential amenity; (b) maximise safety for users of the corridor and surrounding areas; (c) minimise impacts on ecologically important areas including changes to the hydrological regime.	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development provides land for the main transit station which is intended to:- (a) be established as a prominent feature of the District Activity Centre; (b) be established as a signature transit station in accordance with the <i>Public Transport Infrastructure Manual</i> ; (c) be integrated with the transit plaza and the urban open space infrastructure network and bicycle and pedestrian infrastructure network; (d) create a memorable community place that provides an important source of meaning and identity for residents of the Master Planned Area;	<b>AO17</b>	No acceptable outcome provided.

<sup>38</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the public transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<ul style="list-style-type: none"> <li>(e) incorporate high quality urban design and streetscape treatments;</li> <li>(f) incorporate elements that reflect standard Translink bus stop branding as well as elements of unique design that reflect its importance as a community focal point with the District Activity Centre</li> <li>(g) provide end of trip facilities; and</li> <li>(h) be safe, comfortable, efficient and otherwise fit for purpose.</li> </ul>		
<b>PO18</b>	<p>Development provides for other public transport stops which:-</p> <ul style="list-style-type: none"> <li>(a) are of a regular, intermediate or premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> and distributed throughout the development to efficiently service local neighbourhoods having regard to the planned characteristics of the route and the level of service offered;</li> <li>(b) are to a premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> for a bus stop at a local activity centre and other key destinations such as regional and district sport and recreation parks and schools;</li> <li>(c) are integrated with Local Activity Centres, the urban open space infrastructure network, community facilities infrastructure network and bicycle and pedestrian infrastructure network;</li> <li>(d) incorporate high quality urban design and streetscape treatments such as appropriate seat, shelter, street furniture and lighting;</li> <li>(e) incorporate secure bicycle storage options with a single bike loop as the minimum requirement at a regular bus stop in conjunction with some form of shade and wet weather protection; and</li> <li>(f) are safe, comfortable, efficient and otherwise fit for purpose.</li> </ul>	<b>AO18</b>	No acceptable outcome provided.
<b><i>Bicycle and Pedestrian Infrastructure Network</i></b> <sup>39</sup>			
<b>PO19</b>	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> <li>(a) the bicycle and pedestrian infrastructure network identified conceptually on <b>Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b>; and</li> <li>(b) the bicycle and pedestrian infrastructure network standards specified in the <b><i>Transport and Parking Code</i></b>, the <b><i>Planning Scheme Policy for the Transport and Parking Code</i></b> and the</li> </ul>	<b>AO19</b>	No acceptable outcome provided.

<sup>39</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the bicycle and pedestrian infrastructure network outcomes.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<b>Planning Scheme Policy for the Palmview Structure Plan.</b>		
<b>PO20</b>	Development provides a bicycle and pedestrian infrastructure network that:- (a) ensures priority for pedestrians, cyclists and public transport users over private vehicles; and (b) incorporates uninterrupted movement of cyclists and pedestrians at existing and proposed bridges, underpasses and other structures over waterways, roads and dedicated transit corridors.	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development provides for bicycle and pedestrian infrastructure which incorporates:- (a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:- (i) seats; (ii) standby areas; (iii) secure bicycle parking; (iv) picnic facilities; (v) drinking fountains; (vi) shade; (vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations, including the Main Transit Station and commercial buildings within the District Activity Centre.	<b>AO21</b>	No acceptable outcome provided.
<b>PO22</b>	Development provides bicycle and pedestrian infrastructure which:- (a) has sufficient capacity to service the development having regard to the anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area; (c) connects the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network, employment areas and facilities and services within and external to the Master Planned Area; (d) protects and enhances the function of bicycle and pedestrian infrastructure; and (e) is safe, efficient and legible in meeting the requirements of the intended use; (f) complies with the standards specified in the <b>Transport and Parking Code</b> and the <b>Planning Scheme Policy</b>	<b>AO22</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	for the Transport and Parking Code.		
PO23	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	AO23	No acceptable outcome provided.
<b>Water Supply Infrastructure Network</b>			
PO24	Development is located, designed and constructed to protect the integrity of the SEQwater bulk water supply pipeline identified on <b>Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)</b> .	AO24	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on <b>Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)</b> .  <i>Note:- Should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.</i>
PO25	Development ensures that adequate access is maintained to the SEQ bulk water supply pipeline to allow for maintenance or future upgrade works.	AO25	No permanent barrier is to be constructed that limits access to a SEQ bulk water infrastructure pipeline and any proposed development maintains legal access from a public place for the purpose of maintenance.
<b>Stormwater Infrastructure Network</b>			
PO26	Development ensures that the stormwater infrastructure network:- (a) meets the environmental values and water quality objectives for waters of the Mooloolah River catchment set out under the <i>Environmental Protection (Water) Policy 2009</i> ; (b) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (c) incorporates site responsive solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks; (d) integrates stormwater management into the overall urban design including road layout, street design and open space to maximise amenity whilst achieving functionality; (e) which where incorporated into the urban open space infrastructure network is limited to water sensitive urban design features and is excluded from the calculation of the area of the urban open space infrastructure network; (f) avoids 'regional' treatment solutions (for example a single large wetland which treats stormwater for the whole development) and instead incorporates more localised solutions based on identified sub-catchments; (g) provides for the removal of the full	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>range of pollutants using a 'treatment train' approach which removes primary (gross pollutants), secondary (sediments) and tertiary pollutants (nutrients);</p> <p>(h) provides for stormwater to be fully treated to an acceptable level prior to discharge into natural streams or creek systems;</p> <p>(i) avoids the use of ornamental lakes and ensures that any proposed wetland is self-sustaining;</p> <p>(j) does not concentrate stormwater infrastructure including treatment, conveyance and storage within non-urban open space infrastructure other than in the environmental transition area where limited to soft elements of water sensitive urban design of stormwater infrastructure such as grass swales and compatible with the primary function of the environmental transition area; and</p> <p>(k) is carried out in accordance with the standards for the planning, design and construction of the stormwater infrastructure network specified in the <b>Planning Scheme Policy for Development Works</b>.</p>		
<b>PO27</b>	<p>Development provides stormwater infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned stormwater infrastructure network;</p> <p>(c) protects and enhances the function of the stormwater infrastructure; and</p> <p>(d) meets the requirements of the intended use.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO23 of Section 10.3.4.3 and the <b>Stormwater management code</b> also provide outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	<p>Development provides stormwater infrastructure which ensures the proper conveyance of stormwater from premises and prevents the following:-</p> <p>(a) the ponding of stormwater on site;</p> <p>(b) a hazard to personal health and safety or property.</p>	<b>AO28</b>	No acceptable outcome provided.
<b>PO29</b>	<p>Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.</p>	<b>AO29</b>	No acceptable outcome provided.
<b>PO30</b>	<p>Development provides for stormwater infrastructure that is designed and</p>	<b>AO30</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	constructed in accordance with contemporary best practice standards for water sensitive urban design.		
<b>Urban Open Space Infrastructure Network<sup>40</sup></b>			
<b>PO31</b>	Development is carried out in accordance with:- (a) the urban open space infrastructure network identified conceptually on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)</b> ; and (b) the open space infrastructure network standards specified in the <b>Planning Scheme Policy for the Palmview Structure Plan.</b>	<b>AO31</b>	No acceptable outcome provided.
<b>PO32</b>	Development provides urban open space infrastructure which:- (a) services the development; (b) integrates with the existing and planned urban open space infrastructure network; (c) protects and enhances the function of the urban open space infrastructure; (d) is safe, efficient and legible in meeting the requirements of the intended use.	<b>AO32</b>	No acceptable outcome provided.
<b>PO33</b>	Development provides urban open space infrastructure which protects and enhances the function of ecologically important areas within the urban open space infrastructure network.	<b>AO33.1</b>  <b>AO33.2</b>  <b>AO33.3</b>	Development ensures that where urban open space contains an ecologically important area development is limited to low impact uses, activities and embellishments compatible with the primary ecological function of the area.  Development ensures that low impact activities and embellishments in the district and regional recreation parks identified conceptually on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)</b> comprise the following:- (a) soft elements of stormwater infrastructure such as grass swales associated with water sensitive urban design; (b) pedestrian trails and cycle paths; (c) interpretive signage and other amenities associated with conservation parks.  Development ensures the following:- (a) maintenance and appropriate buffering of existing vegetation and habitat; (b) maintenance of habitat corridors and fauna movement through the area; (c) maintenance of water quality and natural hydrological conditions; (d) maintenance of public safety.

<sup>40</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the urban open space infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<b>PO34</b>	Development provides for the urban open space infrastructure network to accommodate a wide range of sport and recreation activities where:- (a) the Recreation Park Sub-precinct accommodates predominately informal and passive recreation activities including community gardens where appropriate; and (b) the Sports Park Sub-precinct accommodates predominately formal, organised sporting activities.	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	Development ensures that the urban open space infrastructure network:- (a) incorporates the desired level of embellishments for each type of urban open space area in the standards specified in the <b>Planning Scheme Policy for the Palmview Structure Plan</b> ; (b) incorporates a diversity of landscape settings that provide opportunities to define the character of an area through the inclusion of the following:- (i) unique or notable landscape features (including retention or provision of large trees, natural stormwater flow lines, viewsapes and elevated features); (ii) innovative and creative design solutions for park infrastructure which promote innovative public art outcomes; and (c) retains as far as practicable natural soil profiles with quality top soil retained or remediated on site to support larger trees and quality landscaping outcomes.	<b>AO35</b>	No acceptable outcome provided.
<b>PO36</b>	Development provides for an urban open space infrastructure network that ensures:- (a) all residents and employees within the Master Planned Area have safe and direct walking and cycling access to the urban open space infrastructure network; and (b) priority of pedestrians, cyclists and public transport users over private vehicles.	<b>AO36</b>	No acceptable outcome provided.
<b>PO37</b>	Development creates an appropriate interface with the urban open space infrastructure network by providing for:- (a) casual surveillance of the urban open space infrastructure network; (b) adjacent buildings to be oriented to take advantage of its parkland setting and associated views; and (c) direct access to the bicycle and pedestrian infrastructure network and the public transport infrastructure network.	<b>AO37</b>	No acceptable outcome provided.
<b>PO38</b>	Development provides for safe, convenient and non-discriminatory access	<b>AO38</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	to the urban open space infrastructure network.		
<b>PO39</b>	Development provides for an urban open space infrastructure network which minimises ongoing lifecycle and management costs.	<b>AO39</b>	No acceptable outcome provided.
<b>Non-urban Open Space Infrastructure Network<sup>41</sup></b>			
<b>PO40</b>	Development is carried out in accordance with the non-urban open space infrastructure network specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> .	<b>AO40</b>	No acceptable outcome provided.
<b>PO41</b>	<p>Development provides non-urban open space infrastructure, including land and rehabilitation works and embellishments, which achieves the following:-</p> <ul style="list-style-type: none"> <li>(a) the retention and enhancement of all of the existing biodiversity;</li> <li>(b) the improvement of the healthy functioning and resilience of ecosystems;</li> <li>(c) the maintenance and enhancement of ecosystem services;</li> <li>(d) the recreation of wildlife habitat and corridor linkages;</li> <li>(e) the improvement of recovery of threatened communities and species;</li> <li>(f) the improvement of condition of riparian vegetation and aquatic habitat;</li> <li>(g) the improvement of soil conditioning and land and stream bank stability;</li> <li>(h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and</li> <li>(i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.</li> </ul> <p><i>Note:-</i></p> <p><i>Performance Outcome PO11 of Section 10.3.4.3 provides for a 483.4 hectare target for ecological protection and rehabilitation to be achieved by development.</i></p>	<b>AO41</b>	No acceptable outcome provided.
<b>PO42</b>	Development provides for a non-urban open space infrastructure network which integrates with the existing and planned non-urban and urban open space infrastructure networks.	<b>AO42</b>	No acceptable outcome provided.
<b>PO43</b>	<p>Development creates an appropriate interface with the non-urban open space through the following:-</p> <ul style="list-style-type: none"> <li>(a) avoiding private lots directly</li> </ul>	<b>AO43</b>	No acceptable outcome provided.

<sup>41</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the ecological and landscape protection outcomes.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	<p>adjoining non-urban open space and maximising public accessibility along the boundaries of non-urban open space;</p> <p>(b) providing appropriate development controls to minimise disturbance and edge effects;</p> <p>(c) maximising opportunities for casual surveillance;</p> <p>(d) providing appropriate accessibility to bicycle and pedestrian infrastructure networks.</p>		
<b>PO44</b>	Development provides for a non-urban open space infrastructure network which minimises ongoing lifecycle and management costs.	<b>AO44</b>	No acceptable outcome provided.
<b>Community Facilities Infrastructure Network<sup>42</sup></b>			
<b>PO45</b>	Development is carried out in accordance with the community facilities infrastructure network identified conceptually on <b>Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)</b> .	<b>AO45</b>	No acceptable outcome provided.
<b>PO46</b>	<p>Development provides for community facilities infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) is co-located with other community facilities infrastructure and urban open space infrastructure where appropriate to create generous, attractive and highly accessible community nodes;</p> <p>(c) is on land that is in one contiguous parcel, regular in shape, fit for purpose and granted to the Council or other relevant entity in freehold tenure;</p> <p>(d) incorporates principles of universal design and meets contemporary best practice standards in facility design;</p> <p>(e) is high quality in design and contributes to the creation of memorable community places that provide an important source of meaning and identity for residents of the Structure Plan Area;</p> <p>(f) is multi-functional where appropriate;</p> <p>(g) protects and enhances the function of community facilities infrastructure; and</p> <p>(h) is safe, efficient and legible in meeting the requirements of the intended use.</p>	<b>AO46</b>	No acceptable outcome provided.
<b>PO47</b>	Development provides for community facilities to be located and designed with direct access to the public transport infrastructure network and bicycle and pedestrian infrastructure network.	<b>AO47</b>	No acceptable outcome provided.
<b>Energy Infrastructure Network<sup>43</sup></b>			
<b>PO48</b>	Development is carried out in accordance	<b>AO48</b>	No acceptable outcome provided.

<sup>42</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the community facilities infrastructure network outcomes.

<sup>43</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the energy infrastructure network outcomes.

<b>Performance Outcomes</b>		<b>Acceptable Outcomes (denoted as 's' where applicable to self assessable development)</b>	
	with the electricity infrastructure network identified conceptually on <b>Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network)</b> .		
<b>PO49</b>	Development provides for electricity infrastructure to ensure that the Master Planned Area is provided with a reliable supply of energy.	<b>AO49</b>	Development provides for the installation of electricity infrastructure to be in accordance with the applicable electricity infrastructure entity's requirements.
<b>Telecommunications Infrastructure Network</b>			
<b>PO50</b>	Development provides for telecommunications infrastructure to effectively service the development.	<b>AO50</b>	Development provides for the installation of telecommunication infrastructure in accordance with the applicable service provider's requirements.
<b>Other Services</b>			
<b>PO51</b>	Development provides other services required to meet the reasonable needs of users of the development.	<b>AO51</b>	No acceptable outcome provided.



## 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 PIP is contained within Schedule 3 (Priority infrastructure plan mapping and support material) 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	1 April 2016
SFM2	Strategic Framework Map 2 Economic Development Elements	1 April 2016
SFM3	Strategic Framework Map 3 Transport Elements	1 April 2016
SFM4	Strategic Framework Map 4 Infrastructure Elements	2 May 2014
SFM5	Strategic Framework Map 5 Natural Environment Elements	2 May 2014
SFM6	Strategic Framework Map 6 Community Identity, Character and Social Inclusion Elements	2 May 2014

Map number	Map title	Gazettal date
SFM7	Strategic Framework Map 7 Natural Resource Elements	2 May 2014
<b>Zone maps</b>		
ZM1	Zone Map ZM1	2 May 2014
ZM2	Zone Map ZM2	2 May 2014
ZM3	Zone Map ZM3 (Eumundi Local Plan Area)	2 May 2014
ZM4	Zone Map ZM4	2 May 2014
ZM5	Zone Map ZM5	2 May 2014
ZM6	Zone Map ZM6	2 May 2014
ZM7	Zone Map ZM7	2 May 2014
ZM8	Zone Map ZM8 (Yandina Local Plan Area)	2 May 2014
ZM9	Zone Map ZM9	2 May 2014
ZM10	Zone Map ZM10 (Peregian South Local Plan Area)	2 May 2014
ZM11	Zone Map ZM11 (Coolum Local Plan Area)	2 May 2014
ZM12	Zone Map ZM12	2 May 2014
ZM13	Zone Map ZM13	2 May 2014
ZM14	Zone Map ZM14 (Kenilworth Local Plan Area)	2 May 2014
ZM15	Zone Map ZM15	2 May 2014
ZM16	Zone Map ZM16 (Blackall Range Local Plan Area)	2 May 2014
ZM17	Zone Map ZM17	2 May 2014
ZM18	Zone Map ZM18 (Nambour Local Plan Area)	2 May 2014
ZM19	Zone Map ZM19 (Bli Bli Local Plan Area)	2 May 2014
ZM20	Zone Map ZM20	2 May 2014
ZM21	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	2 May 2014
ZM22	Zone Map ZM22 (Maroochydhore Local Plan Area)	2 May 2014
ZM23	Zone Map ZM23	2 May 2014
ZM24	Zone Map ZM24	2 May 2014
ZM25	Zone Map ZM25	2 May 2014
ZM26	Zone Map ZM26	2 May 2014
ZM27	Zone Map ZM27 (Woombye Local Plan Area)	2 May 2014
ZM28	Zone Map ZM28 (Palmwoods Local Plan Area)	2 May 2014
ZM29	Zone Map ZM29 (Eudlo Local Plan Area)	2 May 2014
ZM30	Zone Map ZM30	2 May 2014
ZM31	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
ZM32	Zone Map ZM32 (Buderim Local Plan Area)	2 May 2014
ZM33	Zone Map ZM33 (Sippy Downs Local Plan Area)	2 May 2014
ZM34	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
ZM35	Zone Map ZM35 (Kawana Waters Local Plan Area)	2 May 2014
ZM36	Zone Map ZM36	2 May 2014
ZM37	Zone Map ZM37	2 May 2014
ZM38	Zone Map ZM38	2 May 2014
ZM39	Zone Map ZM39 (Maleny Local Plan Area)	2 May 2014
ZM40	Zone Map ZM40	2 May 2014
ZM41	Zone Map ZM41 (Mooloolah Local Plan Area)	2 May 2014
ZM42	Zone Map ZM42 (Landsborough Local Plan Area)	2 May 2014
ZM43	Zone Map ZM43	2 May 2014
ZM44	Zone Map ZM44 (Caloundra West Local Plan Area)	2 May 2014
ZM45	Zone Map ZM45 (Caloundra Local Plan Area)	2 May 2014
ZM46	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
ZM47	Zone Map ZM47	2 May 2014
ZM48	Zone Map ZM48	2 May 2014
ZM49	Zone Map ZM49 (Beerwah Local Plan Area)	2 May 2014
ZM50	Zone Map ZM50 (Glass House Mountains Local Plan Area)	2 May 2014
ZM51	Zone Map ZM51	2 May 2014
ZM52	Zone Map ZM52	2 May 2014
ZM53	Zone Map ZM53	2 May 2014
ZM54	Zone Map ZM54 (Beerburum Local Plan Area)	2 May 2014
ZM55	Zone Map ZM55	2 May 2014

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)	2 May 2014
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	2 May 2014
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)	2 May 2014
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)	2 May 2014
<b>Other plans maps</b>		
Maroochydhore PRAC Declared Master Planned Area		
OPM M1	Other Plans Map OPM M1 (Maroochydhore PRAC Master Planned Area and Master Plan Units)	2 May 2014
OPM M2	Other Plans Map OPM M2 (Maroochydhore PRAC Master Planned Area Land Use Structure)	2 May 2014
OPM M3	Other Plans Map OPM M3 (Maroochydhore PRAC Master Planned Area Major Infrastructure Elements)	2 May 2014
OPM M4	Other Plans Map OPM M4 (Maroochydhore PRAC Master Planned Area Precincts and Sub-precincts)	2 May 2014
OPM M5	Other Plans Map OPM M5 (Maroochydhore PRAC Master Planned Area Height of Buildings and Structures)	2 May 2014
OPM M6	Other Plans Map OPM M6 (Maroochydhore PRAC Master Planned Area Active Frontages, Gateway and Activity Nodes)	2 May 2014
OPM M7	Other Plans Map OPM M7 (Maroochydhore PRAC Master Planned Area Road Transport Infrastructure Network)	2 May 2014
OPM M8	Other Plans Map OPM M8 (Maroochydhore PRAC Master Planned Area Public Transport Infrastructure Network)	2 May 2014
OPM M9	Other Plans Map OPM M9 (Maroochydhore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)	2 May 2014
OPM M10	Other Plans Map OPM M10 (Maroochydhore PRAC Master Planned Area Water Supply Infrastructure Network)	2 May 2014
OPM M11	Other Plans Map OPM M11 (Maroochydhore PRAC Master Planned Area Sewer Infrastructure Network)	2 May 2014
OPM M12	Other Plans Map OPM M12 (Maroochydhore PRAC Master Planned Area Stormwater Infrastructure Network)	2 May 2014
OPM M13	Other Plans Map OPM M13 (Maroochydhore PRAC Master Planned Area Urban Open Space Infrastructure Network)	2 May 2014
OPM M14	Other Plans Map OPM M14 (Maroochydhore PRAC	2 May 2014



Map number	Map title	Gazettal date
	Master Planned Area Community Facilities Infrastructure Network)	
OPM M15	Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network)	2 May 2014
OPM M16	Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network)	2 May 2014
<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	2 May 2014

Map number	Map title	Gazettal date
	Local Plan Area)	
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	2 May 2014
OVM21A	Acid Sulfate Soils Overlay Map OVM21A (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22A	Acid Sulfate Soils Overlay Map OVM22A (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
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 Local Plan Area)	2 May 2014
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 (Beerburum Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
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
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)	2 May 2014
OVM21C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(i) (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
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

<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
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
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

Map number	Map title	Gazettal date
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)	6 March 2015
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)	6 March 2015
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)	6 March 2015
OVM16C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(ii) (Blackall Range Local Plan Area)	6 March 2015
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)	6 March 2015
OVM21C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	6 March 2015
OVM22C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(ii) (Maroochy/Kuluin Local Plan Area)	6 March 2015
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)	6 March 2015
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	6 March 2015



Map number	Map title	Gazettal date
	Plan Area)	
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
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) (Beerburrum 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



Map number	Map title	Gazettal date
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	2 May 2014
OVM21D	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	6 March 2015
OVM22D	Bushfire Hazard Overlay Map OVM22D (Maroochydore/Kuluin Local Plan Area)	2 May 2014
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 Waters Local Plan Area)	6 March 2015
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

Map number	Map title	Gazettal date
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)	2 May 2014
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)	2 May 2014
OVM9E	Coastal Protection Overlay Map OVM9E	2 May 2014
OVM10E	Coastal Protection Overlay Map OVM10E (Peregian South Local Plan Area)	2 May 2014
OVM11E	Coastal Protection Overlay Map OVM11E (Coolum Local Plan Area)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM19E	Coastal Protection Overlay Map OVM19E (Bli Bli Local Plan Area)	2 May 2014
OVM20E	Coastal Protection Overlay Map OVM20E	2 May 2014
OVM21E	Coastal Protection Overlay Map OVM21E (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22E	Coastal Protection Overlay Map OVM22E (Maroochydore/Kuluin Local Plan Area)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM33E	Coastal Protection Overlay Map OVM33E (Sippy Downs Local Plan Area)	2 May 2014
OVM34E	Coastal Protection Overlay Map OVM34E (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35E	Coastal Protection Overlay Map OVM35E (Kawana Waters Local Plan Area)	2 May 2014
OVM36E	Coastal Protection Overlay Map OVM36E	2 May 2014

Map number	Map title	Gazettal date
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)	2 May 2014
OVM40E	Coastal Protection Overlay Map OVM40E	2 May 2014
OVM41E	Coastal Protection Overlay Map OVM41E (Mooloolah Local Plan Area)	2 May 2014
OVM42E	Coastal Protection Overlay Map OVM42E (Landsborough Local Plan Area)	2 May 2014
OVM43E	Coastal Protection Overlay Map OVM43E	2 May 2014
OVM44E	Coastal Protection Overlay Map OVM44E (Caloundra West Local Plan Area)	2 May 2014
OVM45E	Coastal Protection Overlay Map OVM45E (Caloundra Local Plan Area)	2 May 2014
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)	2 May 2014
OVM50E	Coastal Protection Overlay Map OVM50E (Glass House Mountains Local Plan Area)	2 May 2014
OVM51E	Coastal Protection Overlay Map OVM51E	2 May 2014
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)	2 May 2014
OVM55E	Coastal Protection Overlay Map OVM55E	2 May 2014
<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	2 May 2014
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 (Peregian South Local Plan Area)	2 May 2014
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	2 May 2014
OVM16F	Extractive Resources Overlay Map OVM16F (Blackall Range Local Plan Area)	2 May 2014
OVM17F	Extractive Resources Overlay Map OVM17F	2 May 2014
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	2 May 2014
OVM21F	Extractive Resources Overlay Map OVM21F (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22F	Extractive Resources Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
OVM23F	Extractive Resources Overlay Map OVM23F	2 May 2014
OVM24F	Extractive Resources Overlay Map OVM24F	2 May 2014

Map number	Map title	Gazettal date
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 House Mountains Local Plan Area)	2 May 2014
OVM51F	Extractive Resources Overlay Map OVM51F	2 May 2014
OVM52F	Extractive Resources Overlay Map OVM52F	2 May 2014
OVM53F	Extractive Resources Overlay Map OVM53F	2 May 2014
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 (Coolool Local	2 May 2014

Map number	Map title	Gazettal date
	Plan Area)	
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	2 May 2014
OVM21G	Flood Hazard Overlay Map OVM21G (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22G	Flood Hazard Overlay Map OVM22G (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
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
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



Map number	Map title	Gazettal date
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)	2 May 2014
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	2 May 2014
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	2 May 2014
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	2 May 2014
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)	2 May 2014
OVM17H	Height of Buildings and Structures Overlay Map OVM17H	2 May 2014
OVM18H	Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)	2 May 2014
OVM19H	Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)	2 May 2014
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	2 May 2014
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	2 May 2014
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	2 May 2014
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	2 May 2014
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	2 May 2014
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	2 May 2014



<b>Map number</b>	<b>Map title</b>	<b>Gazettal date</b>
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)	2 May 2014
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)	2 May 2014
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)	2 May 2014
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	2 May 2014
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	2 May 2014
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	2 May 2014
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	2 May 2014
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 (Beerburum 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

Map number	Map title	Gazettal date
OVM8I	Heritage and Character Areas Overlay Map OVM8I (Yandina Local Plan Area)	2 May 2014
OVM9I	Heritage and Character Areas Overlay Map OVM9I	2 May 2014
OVM10I	Heritage and Character Areas Overlay Map OVM10I (Peregian South Local Plan Area)	2 May 2014
OVM11I	Heritage and Character Areas Overlay Map OVM11I (Coolum Local Plan Area)	2 May 2014
OVM12I	Heritage and Character Areas Overlay Map OVM12I	2 May 2014
OVM13I	Heritage and Character Areas Overlay Map OVM13I	2 May 2014
OVM14I	Heritage and Character Areas Overlay Map OVM14I (Kenilworth Local Plan Area)	2 May 2014
OVM15I	Heritage and Character Areas Overlay Map OVM15I	2 May 2014
OVM16I	Heritage and Character Areas Overlay Map OVM16I (Blackall Range Local Plan Area)	2 May 2014
OVM17I	Heritage and Character Areas Overlay Map OVM17I	2 May 2014
OVM18I	Heritage and Character Areas Overlay Map OVM18I (Nambour Local Plan Area)	2 May 2014
OVM19I	Heritage and Character Areas Overlay Map OVM19I (Bli Bli Local Plan Area)	2 May 2014
OVM20I	Heritage and Character Areas Overlay Map OVM20I	2 May 2014
OVM21I	Heritage and Character Areas Overlay Map OVM21I (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22I	Heritage and Character Areas Overlay Map OVM22I (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
OVM23I	Heritage and Character Areas Overlay Map OVM23I	2 May 2014
OVM24I	Heritage and Character Areas Overlay Map OVM24I	2 May 2014
OVM25I	Heritage and Character Areas Overlay Map OVM25I	2 May 2014
OVM26I	Heritage and Character Areas Overlay Map OVM26I	2 May 2014
OVM27I	Heritage and Character Areas Overlay Map OVM27I (Woombye Local Plan Area)	2 May 2014
OVM28I	Heritage and Character Areas Overlay Map OVM28I (Palmwoods Local Plan Area)	2 May 2014
OVM29I	Heritage and Character Areas Overlay Map OVM29I (Eudlo Local Plan Area)	2 May 2014
OVM30I	Heritage and Character Areas Overlay Map OVM30I	2 May 2014
OVM31I	Heritage and Character Areas Overlay Map OVM31I (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32I	Heritage and Character Areas Overlay Map OVM32I (Buderim Local Plan Area)	2 May 2014
OVM33I	Heritage and Character Areas Overlay Map OVM33I (Sippy Downs Local Plan Area)	2 May 2014
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

Map number	Map title	Gazettal date
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) (Coolool 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
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)	2 May 2014
OVM21J(i)	Landslide Hazard and Steep Land Overlay Map OVM21J(i) (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22J(i)	Landslide Hazard and Steep Land Overlay Map OVM22J(i) (Maroochy/Kuluin Local Plan Area)	2 May 2014
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

Map number	Map title	Gazettal date
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
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	2 May 2014

Map number	Map title	Gazettal date
	OVM2J(ii)	
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)	2 May 2014
OVM21J(ii)	Landslide Hazard and Steep Land Overlay Map OVM21J(ii) (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22J(ii)	Landslide Hazard and Steep Land Overlay Map OVM22J(ii) (Maroochy/Kuluin Local Plan Area)	2 May 2014
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



Map number	Map title	Gazettal date
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 OVM52J(ii)	2 May 2014
OVM53J(ii)	Landslide Hazard and Steep Land Overlay Map OVM53J(ii)	2 May 2014
OVM54J(ii)	Landslide Hazard and Steep Land Overlay Map OVM54J(ii) (Beerburum Local Plan Area)	2 May 2014
OVM55J(ii)	Landslide Hazard and Steep Land Overlay Map OVM55J(ii)	2 May 2014
<b>Regional infrastructure overlay maps</b>		
OVM1K	Regional Infrastructure Overlay Map OVM1K	2 May 2014
OVM2K	Regional Infrastructure Overlay Map OVM2K	2 May 2014
OVM3K	Regional Infrastructure Overlay Map OVM3K (Eumundi Local Plan Area)	2 May 2014
OVM4K	Regional Infrastructure Overlay Map OVM4K	2 May 2014
OVM5K	Regional Infrastructure Overlay Map OVM5K	2 May 2014
OVM6K	Regional Infrastructure Overlay Map OVM6K	2 May 2014
OVM7K	Regional Infrastructure Overlay Map OVM7K	2 May 2014
OVM8K	Regional Infrastructure Overlay Map OVM8K (Yandina Local Plan Area)	2 May 2014
OVM9K	Regional Infrastructure Overlay Map OVM9K	2 May 2014
OVM10K	Regional Infrastructure Overlay Map OVM10K (Peregian South Local Plan Area)	2 May 2014
OVM11K	Regional Infrastructure Overlay Map OVM11K (Coolum Local Plan Area)	2 May 2014
OVM12K	Regional Infrastructure Overlay Map OVM12K	2 May 2014



Map number	Map title	Gazettal date
OVM13K	Regional Infrastructure Overlay Map OVM13K	2 May 2014
OVM14K	Regional Infrastructure Overlay Map OVM14K (Kenilworth Local Plan Area)	2 May 2014
OVM15K	Regional Infrastructure Overlay Map OVM15K	2 May 2014
OVM16K	Regional Infrastructure Overlay Map OVM16K (Blackall Range Local Plan Area)	2 May 2014
OVM17K	Regional Infrastructure Overlay Map OVM17K	2 May 2014
OVM18K	Regional Infrastructure Overlay Map OVM18K (Nambour Local Plan Area)	2 May 2014
OVM19K	Regional Infrastructure Overlay Map OVM19K (Bli Bli Local Plan Area)	2 May 2014
OVM20K	Regional Infrastructure Overlay Map OVM20K	2 May 2014
OVM21K	Regional Infrastructure Overlay Map OVM21K (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22K	Regional Infrastructure Overlay Map OVM22K (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
OVM23K	Regional Infrastructure Overlay Map OVM23K	2 May 2014
OVM24K	Regional Infrastructure Overlay Map OVM24K	2 May 2014
OVM25K	Regional Infrastructure Overlay Map OVM25K	2 May 2014
OVM26K	Regional Infrastructure Overlay Map OVM26K	2 May 2014
OVM27K	Regional Infrastructure Overlay Map OVM27K (Woombye Local Plan Area)	2 May 2014
OVM28K	Regional Infrastructure Overlay Map OVM28K (Palmwoods Local Plan Area)	2 May 2014
OVM29K	Regional Infrastructure Overlay Map OVM29K (Eudlo Local Plan Area)	2 May 2014
OVM30K	Regional Infrastructure Overlay Map OVM30K	1 April 2016
OVM31K	Regional Infrastructure Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32K	Regional Infrastructure Overlay Map OVM32K (Buderim Local Plan Area)	2 May 2014
OVM33K	Regional Infrastructure Overlay Map OVM33K (Sippy Downs Local Plan Area)	2 May 2014
OVM34K	Regional Infrastructure Overlay Map OVM34K (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35K	Regional Infrastructure Overlay Map OVM35K (Kawana Waters Local Plan Area)	1 April 2016
OVM36K	Regional Infrastructure Overlay Map OVM36K	2 May 2014
OVM37K	Regional Infrastructure Overlay Map OVM37K	2 May 2014
OVM38K	Regional Infrastructure Overlay Map OVM38K	2 May 2014
OVM39K	Regional Infrastructure Overlay Map OVM39K (Maleny Local Plan Area)	2 May 2014
OVM40K	Regional Infrastructure Overlay Map OVM40K	2 May 2014
OVM41K	Regional Infrastructure Overlay Map OVM41K (Mooloolah Local Plan Area)	2 May 2014
OVM42K	Regional Infrastructure Overlay Map OVM42K (Landsborough Local Plan Area)	2 May 2014
OVM43K	Regional Infrastructure Overlay Map OVM43K	1 April 2016
OVM44k	Regional Infrastructure Overlay Map OVM44K (Caloundra West Local Plan Area)	1 April 2016
OVM45K	Regional Infrastructure Overlay Map OVM45K (Caloundra Local Plan Area)	2 May 2014
OVM46K	Regional Infrastructure Overlay Map OVM46K (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47K	Regional Infrastructure Overlay Map OVM47K	2 May 2014
OVM48K	Regional Infrastructure Overlay Map OVM48K	2 May 2014
OVM49K	Regional Infrastructure Overlay Map OVM49K (Beerwah Local Plan Area)	2 May 2014
OVM50K	Regional Infrastructure Overlay Map OVM50K (Glass House Mountains Local Plan Area)	2 May 2014
OVM51K	Regional Infrastructure Overlay Map OVM51K	2 May 2014
OVM52K	Regional Infrastructure Overlay Map OVM52K	2 May 2014
OVM53K	Regional Infrastructure Overlay Map OVM53K	2 May 2014

Map number	Map title	Gazettal date
OVM54K	Regional Infrastructure Overlay Map OVM54K (Beerburum Local Plan Area)	2 May 2014
OVM55K	Regional Infrastructure Overlay Map OVM55K	2 May 2014
<b>Scenic amenity overlay maps</b>		
OVM1L	Scenic Amenity Overlay Map OVM1L	2 May 2014
OVM2L	Scenic Amenity Overlay Map OVM2L	2 May 2014
OVM3L	Scenic Amenity Overlay Map OVM3L (Eumundi Local Plan Area)	2 May 2014
OVM4L	Scenic Amenity Overlay Map OVM4L	2 May 2014
OVM5L	Scenic Amenity Overlay Map OVM5L	2 May 2014
OVM6L	Scenic Amenity Overlay Map OVM6L	2 May 2014
OVM7L	Scenic Amenity Overlay Map OVM7L	2 May 2014
OVM8L	Scenic Amenity Overlay Map OVM8L (Yandina Local Plan Area)	2 May 2014
OVM9L	Scenic Amenity Overlay Map OVM9L	2 May 2014
OVM10L	Scenic Amenity Overlay Map OVM10L (Peregian South Local Plan Area)	2 May 2014
OVM11L	Scenic Amenity Overlay Map OVM11L (Coolum Local Plan Area)	2 May 2014
OVM12L	Scenic Amenity Overlay Map OVM12L	2 May 2014
OVM13L	Scenic Amenity Overlay Map OVM13L	2 May 2014
OVM14L	Scenic Amenity Overlay Map OVM14L (Kenilworth Local Plan Area)	2 May 2014
OVM15L	Scenic Amenity Overlay Map OVM15L	2 May 2014
OVM16L	Scenic Amenity Overlay Map OVM16L (Blackall Range Local Plan Area)	2 May 2014
OVM17L	Scenic Amenity Overlay Map OVM17L	2 May 2014
OVM18L	Scenic Amenity Overlay Map OVM18L (Nambour Local Plan Area)	2 May 2014
OVM19L	Scenic Amenity Overlay Map OVM19L (Bli Bli Local Plan Area)	2 May 2014
OVM20L	Scenic Amenity Overlay Map OVM20L	2 May 2014
OVM21L	Scenic Amenity Overlay Map OVM21L (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22L	Scenic Amenity Overlay Map OVM22L (Maroochydhore/Kuluin Local Plan Area)	2 May 2014
OVM23L	Scenic Amenity Overlay Map OVM23L	2 May 2014
OVM24L	Scenic Amenity Overlay Map OVM24L	2 May 2014
OVM25L	Scenic Amenity Overlay Map OVM25L	2 May 2014
OVM26L	Scenic Amenity Overlay Map OVM26L	2 May 2014
OVM27L	Scenic Amenity Overlay Map OVM27L (Woombye Local Plan Area)	2 May 2014
OVM28L	Scenic Amenity Overlay Map OVM28L (Palmwoods Local Plan Area)	2 May 2014
OVM29L	Scenic Amenity Overlay Map OVM29L (Eudlo Local Plan Area)	2 May 2014
OVM30L	Scenic Amenity Overlay Map OVM30L	2 May 2014
OVM31L	Scenic Amenity Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32L	Scenic Amenity Overlay Map OVM32L (Buderim Local Plan Area)	2 May 2014
OVM33L	Scenic Amenity Overlay Map OVM33L (Sippy Downs Local Plan Area)	2 May 2014
OVM34L	Scenic Amenity Overlay Map OVM34L (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35L	Scenic Amenity Overlay Map OVM35L (Kawana Waters Local Plan Area)	2 May 2014
OVM36L	Scenic Amenity Overlay Map OVM36L	2 May 2014
OVM37L	Scenic Amenity Overlay Map OVM37L	2 May 2014
OVM38L	Scenic Amenity Overlay Map OVM38L	2 May 2014
OVM39L	Scenic Amenity Overlay Map OVM39L (Maleny Local Plan Area)	2 May 2014
OVM40L	Scenic Amenity Overlay Map OVM40L	2 May 2014

Map number	Map title	Gazettal date
OVM41L	Scenic Amenity Overlay Map OVM41L (Mooloolah Local Plan Area)	2 May 2014
OVM42L	Scenic Amenity Overlay Map OVM42L (Landsborough Local Plan Area)	2 May 2014
OVM43L	Scenic Amenity Overlay Map OVM43L	2 May 2014
OVM44L	Scenic Amenity Overlay Map OVM44L (Caloundra West Local Plan Area)	2 May 2014
OVM45L	Scenic Amenity Overlay Map OVM45L (Caloundra Local Plan Area)	2 May 2014
OVM46L	Scenic Amenity Overlay Map OVM46L (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47L	Scenic Amenity Overlay Map OVM47L	2 May 2014
OVM48L	Scenic Amenity Overlay Map OVM48L	2 May 2014
OVM49L	Scenic Amenity Overlay Map OVM49L (Beerwah Local Plan Area)	2 May 2014
OVM50L	Scenic Amenity Overlay Map OVM50L (Glass House Mountains Local Plan Area)	2 May 2014
OVM51L	Scenic Amenity Overlay Map OVM51L	2 May 2014
OVM52L	Scenic Amenity Overlay Map OVM52L	2 May 2014
OVM53L	Scenic Amenity Overlay Map OVM53L	2 May 2014
OVM54L	Scenic Amenity Overlay Map OVM54L (Beerburum Local Plan Area)	2 May 2014
OVM55L	Scenic Amenity Overlay Map OVM55L	2 May 2014
<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
OVM9M	Water Resource Catchments Overlay Map OVM9M	2 May 2014
OVM10M	Water Resource Catchments Overlay Map OVM10M (Peregian South Local Plan Area)	2 May 2014
OVM11M	Water Resource Catchments Overlay Map OVM11M (Coolum Local Plan Area)	2 May 2014
OVM12M	Water Resource Catchments Overlay Map OVM12M	2 May 2014
OVM13M	Water Resource Catchments Overlay Map OVM13M	2 May 2014
OVM14M	Water Resource Catchments Overlay Map OVM14M (Kenilworth Local Plan Area)	2 May 2014
OVM15M	Water Resource Catchments Overlay Map OVM15M	2 May 2014
OVM16M	Water Resource Catchments Overlay Map OVM16M (Blackall Range Local Plan Area)	2 May 2014
OVM17M	Water Resource Catchments Overlay Map OVM17M	2 May 2014
OVM18M	Water Resource Catchments Overlay Map OVM18M (Nambour Local Plan Area)	2 May 2014
OVM19M	Water Resource Catchments Overlay Map OVM19M (Bli Bli Local Plan Area)	2 May 2014
OVM20M	Water Resource Catchments Overlay Map OVM20M	2 May 2014
OVM21M	Water Resource Catchments Overlay Map OVM21M (Maroochy North Shore Local Plan Area)	2 May 2014
OVM22M	Water Resource Catchments Overlay Map OVM22M (Maroochy/Kuluin Local Plan Area)	2 May 2014
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	2 May 2014

Map number	Map title	Gazettal date
	(Palmwoods Local Plan Area)	
OVM29M	Water Resource Catchments Overlay Map OVM29M (Eudlo Local Plan Area)	2 May 2014
OVM30M	Water Resource Catchments Overlay Map OVM30M	2 May 2014
OVM31M	Water Resource Catchments Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32M	Water Resource Catchments Overlay Map OVM32M(Buderim Local Plan Area)	2 May 2014
OVM33M	Water Resource Catchments Overlay Map OVM33M (Sippy Downs Local Plan Area)	2 May 2014
OVM34M	Water Resource Catchments Overlay Map OVM34M (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35M	Water Resource Catchments Overlay Map OVM35M (Kawana Waters Local Plan Area)	2 May 2014
OVM36M	Water Resource Catchments Overlay Map OVM36M	2 May 2014
OVM37M	Water Resource Catchments Overlay Map OVM37M	2 May 2014
OVM38M	Water Resource Catchments Overlay Map OVM38M	2 May 2014
OVM39M	Water Resource Catchments Overlay Map OVM39M (Maleny Local Plan Area)	2 May 2014
OVM40M	Water Resource Catchments Overlay Map OVM40M	2 May 2014
OVM41M	Water Resource Catchments Overlay Map OVM41M(Mooloolah Local Plan Area)	2 May 2014
OVM42M	Water Resource Catchments Overlay Map OVM42M(Landsborough Local Plan Area)	2 May 2014
OVM43M	Water Resource Catchments Overlay Map OVM43M	2 May 2014
OVM44M	Water Resource Catchments Overlay Map OVM44M (Caloundra West Local Plan Area)	2 May 2014
OVM45M	Water Resource Catchments Overlay Map OVM45M (Caloundra Local Plan Area)	2 May 2014
OVM46M	Water Resource Catchments Overlay Map OVM46M (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47M	Water Resource Catchments Overlay Map OVM47M	2 May 2014
OVM48M	Water Resource Catchments Overlay Map OVM48M	2 May 2014
OVM49M	Water Resource Catchments Overlay Map OVM49M (Beerwah Local Plan Area)	2 May 2014
OVM50M	Water Resource Catchments Overlay Map OVM50M (Glass House Mountains Local Plan Area)	2 May 2014
OVM51M	Water Resource Catchments Overlay Map OVM51M	2 May 2014
OVM52M	Water Resource Catchments Overlay Map OVM52M	2 May 2014
OVM53M	Water Resource Catchments Overlay Map OVM53M	2 May 2014
OVM54M	Water Resource Catchments Overlay Map OVM54M (Beerburum Local Plan Area)	2 May 2014
OVM55M	Water Resource Catchments Overlay Map OVM55M	2 May 2014



# Contents of Schedule 6

<b>Schedule 6</b>	<b>Planning scheme policies .....</b>	<b>6-1</b>
<b>SC6.1</b>	<b>Planning scheme policy index .....</b>	<b>6-1</b>
<b>SC6.2</b>	<b>Planning scheme policy for Landsborough (urban design guidelines) .....</b>	<b>6-2</b>
SC6.2.1	Purpose .....	6-2
SC6.2.2	Application .....	6-2
SC6.2.3	Advice about achieving urban design outcomes for development in the Local centre zone .....	6-2
SC6.2.4	Advice about achieving urban design outcomes for development in the Medium impact industry zone and Specialised centre zone .....	6-3
SC6.2.5	Advice about particular sites with architectural and heritage character .....	6-4
<b>SC6.3</b>	<b>Planning scheme policy for Sippy Downs Town Centre .....</b>	<b>6-7</b>
SC6.3.1	Purpose .....	6-7
SC6.3.2	Application .....	6-7
SC6.3.3	Development in Precinct SID LPP-1 (Sippy Downs Town Centre) generally .....	6-7
SC6.3.4	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) .....	6-23
SC6.3.5	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) .....	6-26
SC6.3.6	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) .....	6-27
<b>SC6.4</b>	<b>Planning scheme policy for the acid sulfate soils overlay code .....</b>	<b>6-29</b>
SC6.4.1	Purpose .....	6-29
SC6.4.2	Application .....	6-29
SC6.4.3	Advice for acid sulfate soils overlay code outcomes .....	6-29
SC6.4.4	Guidance for the preparation of an acid sulfate soils investigation report and management plan .....	6-29
<b>SC6.5</b>	<b>Planning scheme policy for the airport environs overlay code .....</b>	<b>6-31</b>
SC6.5.1	Purpose .....	6-31
SC6.5.2	Application .....	6-31
SC6.5.3	Advice relating to obstructions and hazards outcomes .....	6-31
SC6.5.4	Guidelines for achieving airport environs overlay code outcomes .....	6-33
<b>SC6.6</b>	<b>Planning scheme policy for the biodiversity, waterways and wetlands overlay code .....</b>	<b>6-34</b>
SC6.6.1	Purpose .....	6-34
SC6.6.2	Application .....	6-34
SC6.6.3	Advice for biodiversity, waterways and wetland protection outcomes .....	6-34
SC6.6.4	Guidance for the preparation of an ecological assessment report .....	6-34
SC6.6.5	Guidance for the preparation of a site rehabilitation plan .....	6-39
SC6.6.6	Monitoring requirements for rehabilitation of large sites .....	6-40
<b>SC6.7</b>	<b>Planning scheme policy for the bushfire hazard overlay code .....</b>	<b>6-43</b>
SC6.7.1	Purpose .....	6-43
SC6.7.2	Application .....	6-43
SC6.7.3	Advice for bushfire hazard assessment and management outcomes .....	6-43
SC6.7.4	Guidance for the preparation of a bushfire hazard assessment report and bushfire hazard management plan .....	6-43
<b>SC6.8</b>	<b>Planning scheme policy for the extractive resources overlay code .....</b>	<b>6-48</b>
SC6.8.1	Purpose .....	6-48
SC6.8.2	Application .....	6-48
SC6.8.3	Advice for extractive resource and separation areas outcomes .....	6-48
SC6.8.4	Guidance for the preparation of an extractive industry impact assessment report .....	6-48
<b>SC6.9</b>	<b>Planning scheme policy for the flood hazard overlay code .....</b>	<b>6-49</b>
SC6.9.1	Purpose .....	6-49
SC6.9.2	Application .....	6-49
SC6.9.3	Advice for floodplain protection, flood and storm tide inundation immunity and safety, building design and built form, essential network infrastructure, essential community infrastructure, hazardous and other materials and flood impacts outcomes .....	6-49
SC6.9.4	Guidance for the preparation of a flood hazard assessment report and flood hazard mitigation report .....	6-50
SC6.9.5	Special design requirements .....	6-51
SC6.9.6	Guidelines for achieving Flood hazard overlay code outcomes .....	6-51
<b>SC6.10</b>	<b>Planning scheme policy for heritage and character areas overlay code .....</b>	<b>6-63</b>
SC6.10.1	Purpose .....	6-63



SC6.10.2	Application.....	6-63
SC6.10.3	Advice for local heritage places and development adjoining a State or local heritage place outcomes .....	6-63
SC6.10.4	Advice for a neighbourhood character area outcomes .....	6-64
SC6.10.5	Guidance for preparation of a heritage impact assessment report and conservation management plan.....	6-64
SC6.10.6	Guidelines for achieving heritage and character areas overlay code outcomes.....	6-65
<b>SC6.11</b>	<b>Planning scheme policy for the landslide hazard and steep land overlay code .....</b>	<b>6-171</b>
SC6.11.1	Purpose.....	6-171
SC6.11.2	Application.....	6-171
SC6.11.3	Advice for landslide hazard and steep land outcomes .....	6-171
SC6.11.4	Guidance for the preparation of a geotechnical assessment report .....	6-171
SC6.11.5	Investigation of existing conditions for geotechnical assessment reports.....	6-172
SC6.11.6	Conclusions and recommendations for geotechnical assessment reports .....	6-173
SC6.11.7	Guidelines for achieving landslide hazard and steep land overlay outcomes.....	6-174
<b>SC6.12</b>	<b>Planning scheme policy for the scenic amenity overlay code.....</b>	<b>6-176</b>
SC6.12.1	Purpose.....	6-176
SC6.12.2	Application.....	6-176
SC6.12.3	Advice for scenic routes, inter-urban breaks and significant views and vistas outcomes.....	6-176
SC6.12.4	Guidance for the preparation of a visual impact assessment report.....	6-177
<b>SC6.13</b>	<b>Planning scheme policy for the utility code .....</b>	<b>6-178</b>
SC6.13.1	Purpose.....	6-178
SC6.13.2	Application.....	6-178
SC6.13.3	Advice relating to the establishment of a renewable energy facility.....	6-178
<b>SC6.14</b>	<b>Planning scheme policy for development works .....</b>	<b>6-179</b>
SC6.14.1	Introduction .....	6-179
SC6.14.2	Road infrastructure .....	6-189
SC6.14.3	Stormwater management .....	6-197
SC6.14.4	Water supply infrastructure .....	6-226
SC6.14.5	Sewerage infrastructure .....	6-232
SC6.14.6	Site development management.....	6-242
SC6.14.7	Open space and landscaping infrastructure .....	6-254
SC6.14.8	Coastal and waterfront structures.....	6-293
SC6.14.9	Constructed waterbodies.....	6-300
SC6.14.10	Earthworks .....	6-309
SC6.14.11	Specifications and construction.....	6-315
<b>SC6.15</b>	<b>Planning scheme policy for the nuisance code .....</b>	<b>6-344</b>
SC6.15.1	Purpose.....	6-344
SC6.15.2	Application.....	6-344
SC6.15.3	Advice for preventing or minimising nuisance emissions and imissions associated with road traffic noise .....	6-344
SC6.15.4	Advice for preventing or minimising nuisance emissions and imissions associated with noise and/or vibration.....	6-345
SC6.15.5	Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices .....	6-346
SC6.15.6	Advice for preventing or minimising nuisance emissions and imissions associated with odour.....	6-346
SC6.15.7	Advice for preventing or minimising nuisance emissions and imissions associated with dust and particulates.....	6-347
SC6.15.8	Advice for preventing or minimising nuisance emissions and imissions associated with lighting .....	6-347
SC6.15.9	Guidelines for achieving the nuisance code outcomes.....	6-347
<b>SC6.16</b>	<b>Planning scheme policy for the reconfiguring a lot code.....</b>	<b>6-349</b>
SC6.16.1	Purpose.....	6-349
SC6.16.2	Application.....	6-349
SC6.16.3	Advice for lot layout, site responsive design and neighbourhood / estate design outcomes.....	6-349
SC6.16.4	Guidance for the preparation of a local area structure plan.....	6-349
<b>SC6.17</b>	<b>Planning scheme policy for the transport and parking code .....</b>	<b>6-351</b>
SC6.17.1	Purpose.....	6-351
SC6.17.2	Application.....	6-351
SC6.17.3	General advice about achieving transport and parking code outcomes .....	6-351
SC6.17.4	Advice for achieving transport network outcomes .....	6-354

SC6.17.5	Advice for achieving pedestrian and cyclist network and facilities outcomes .....	6-367
SC6.17.6	Advice for achieving public transport facility outcomes .....	6-373
SC6.17.7	Advice for achieving layout and design of access and on-site parking outcomes .....	6-374
SC6.17.8	Advice for achieving parking requirement outcomes .....	6-377
SC6.17.9	Advice for achieving service vehicle requirements outcomes .....	6-377
SC6.17.10	Advice for achieving transport corridor widths, pavement, servicing and verges outcomes.....	6-379
SC6.17.11	Advice for achieving intersections and traffic controls outcomes.....	6-381
SC6.17.12	Guidelines for achieving transport and parking code outcomes .....	6-383
<b>SC6.18</b>	<b>Planning scheme policy for waste management code .....</b>	<b>6-408</b>
SC6.18.1	Purpose.....	6-408
SC6.18.2	Application.....	6-408
SC6.18.3	General advice for waste management code outcomes.....	6-408
SC6.18.4	Standards for waste storage outcomes .....	6-410
SC6.18.5	Standards for waste servicing outcomes.....	6-413
SC6.18.6	Guidelines for the preparation of waste management plans .....	6-414
<b>SC6.19</b>	<b>Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan.....</b>	<b>6-422</b>
SC6.19.1	Preliminary .....	6-422
SC6.19.2	Road transport infrastructure network outcomes.....	6-422
SC6.19.3	Public transport infrastructure network outcomes.....	6-428
SC6.19.4	Bicycle and pedestrian infrastructure network outcome .....	6-428
SC6.19.5	Stormwater infrastructure network outcome .....	6-429
SC6.19.6	Climate change adaptation outcomes .....	6-431
SC6.19.7	Urban open space infrastructure and community facilities infrastructure network outcomes.....	6-433
SC6.19.8	Telecommunications infrastructure network outcomes.....	6-438
SC6.19.9	Information requirements .....	6-438
<b>SC6.20</b>	<b>Planning scheme policy for Palmview Structure Plan.....</b>	<b>6-446</b>
SC6.20.1	Preliminary .....	6-446
SC6.20.2	Ecological and landscape protection outcomes.....	6-446
SC6.20.3	Neighbourhood design, housing and density outcomes .....	6-450
SC6.20.4	Sub-tropical and sustainable design outcomes .....	6-452
SC6.20.5	Particular precinct outcomes .....	6-453
SC6.20.6	Road transport infrastructure network outcomes.....	6-456
SC6.20.7	Public transport infrastructure network outcomes.....	6-468
SC6.20.8	Bicycle and pedestrian infrastructure network outcomes .....	6-469
SC6.20.9	Urban open space infrastructure network outcomes .....	6-470
SC6.20.10	Community facilities infrastructure network outcomes.....	6-477
SC6.20.11	Energy infrastructure network outcomes .....	6-480
SC6.20.12	Information requirements .....	6-480
<b>SC6.21</b>	<b>Planning scheme policy for biodiversity offsets .....</b>	<b>6-491</b>
SC6.21.1	Purpose.....	6-491
SC6.21.2	Application.....	6-491
SC6.21.3	Standards for biodiversity offset outcomes.....	6-491
SC6.21.4	Guidance for the preparation of a biodiversity offset area management plan .....	6-494
<b>SC6.22</b>	<b>Planning scheme policy for other information local government may require .....</b>	<b>6-495</b>
SC6.22.1	Purpose.....	6-495
SC6.22.2	Application.....	6-495
SC6.22.3	General advice about preparation of site analysis plans .....	6-495
SC6.22.4	General advice about preparation of an economic impact assessment report .....	6-496
SC6.22.5	General advice about preparation of a community impact assessment report .....	6-497
SC6.22.6	General advice about preparation of a safety and security management plan .....	6-498
<b>SC6.23</b>	<b>Planning scheme policy for performance bonds .....</b>	<b>6-499</b>
SC6.23.1	Purpose.....	6-499
SC6.23.2	Application.....	6-499
SC6.23.3	General advice about imposition of bonds .....	6-499

## Tables in Schedule 6

Table SC6.1A	Planning scheme policy index .....	6-1
Table SC6.3A	Sippy Downs Town Centre streetscape treatment schedule .....	6-19
Table SC6.3B	IWMP design parameters for bioretention filters.....	6-20
Table SC6.3C	IWMP design parameters for Forest Buffer swale .....	6-21
Table SC6.3D	IWMP design parameters for bioretention filter for Forest Buffer swale .....	6-21
Table SC6.3E	IWMP roofwater tank storage volumes.....	6-22
Table SC6.3F	IWMP stormwater tank storage volumes .....	6-22
Table SC6.6A	Fauna survey techniques, methods and minimum duration .....	6-36
Table SC6.6B	Diversity and density of plants in Transect No.A (large quadrant 49m <sup>2</sup> , small quadrant 4m <sup>2</sup> ).....	6-42
Table SC6.7A.1	Hazard scores and associated fire behaviors for various vegetation communities.....	6-45
Table SC6.7A.2	Hazard scores for slope .....	6-46
Table SC6.7A.3	Hazard score for aspect .....	6-46
Table SC6.7A.4	Hazard score ranges to identify the severity of bushfire hazard .....	6-47
Table SC6.7A.5	Total hazard score and severity of bushfire hazard with safety buffers .....	6-47
Table SC6.11A	Indicative scope of work for geotechnical investigations .....	6-171
Table SC6.14.1A	Life cycle expenditure categories .....	6-181
Table SC6.14.2A	Street and road works .....	6-191
Table SC6.14.2B	Street and road pavements and drainage .....	6-193
Table SC6.14.3A	Floodplain re-vegetation density guidelines for various Manning's Roughness values ..	6-205
Table SC6.14.3B	Triggers for application of waterway stability management objective .....	6-210
Table SC6.14.3C	Frequent flow management objective.....	6-211
Table SC6.14.3D	Triggers for application of frequent flow management objective.....	6-211
Table SC6.14.3E	Triggers for application of peak flow management objective .....	6-211
Table SC6.14.3F	Stormwater quality design objectives – operational (post construction) phase of development.....	6-213
Table SC6.14.3G	Triggers for application of stormwater quality design objectives.....	6-213
Table SC6.14.3H	C <sub>10</sub> vs development category .....	6-223
Table SC6.14.4A	WSAA drawing numbers .....	6-226
Table SC6.14.4B	Service corridors and alignments .....	6-227
Table SC6.14.4C	Variations to the WSAA national codes.....	6-227
Table SC6.14.4D	Variations to products and materials .....	6-230
Table SC6.14.4E	Approved water pipe materials .....	6-231
Table SC6.14.4F	Variations to construction .....	6-231
Table SC6.14.5A	WSAA drawing numbers .....	6-232
Table SC6.14.5B	Variations to the WSAA National Codes .....	6-233
Table SC6.14.5C	Approved sewer pipe materials .....	6-239
Table SC6.14.5D	Approved sewer pressure mains materials .....	6-239
Table SC6.14.5E	Variations to construction .....	6-240
Table SC6.14.5F	Planning and design.....	6-241
Table SC6.14.6A	Information required at development application stage .....	6-245
Table SC6.14.6B	Information required at construction stage .....	6-247
Table SC6.14.7A	Landscape documentation .....	6-259
Table SC6.14.7B	Plan styles, sizes and types .....	6-262
Table SC6.14.7C	Soil depths.....	6-267
Table SC6.14.7D	Koala food trees .....	6-270
Table SC6.14.7E	Vegetative buffer densities .....	6-272
Table SC6.14.7F	Vegetative buffer heights.....	6-272
Table SC6.14.7G	Fence and screening type .....	6-280
Table SC6.14.8A	Coating to handrails and steelwork .....	6-298
Table SC6.14.11A	Obligations of supervising RPEQ .....	6-322
Table SC6.14.11B	Construction standards and tolerances .....	6-329
Table SC6.14.11C	Queensland Aus-Spec development specifications.....	6-342
Table SC6.17A	Role of transport corridors.....	6-355
Table SC6.17B	Urban transport corridors .....	6-357
Table SC6.17C	Rural transport corridors.....	6-360
Table SC6.17D	Industrial transport corridors.....	6-363
Table SC6.17E	Street and road networks .....	6-364
Table SC6.17F	Traffic impact assessment reports.....	6-365
Table SC6.17G	Travel plans.....	6-366
Table SC6.17H	Pathways and cycleways .....	6-368
Table SC6.17I	On-road cycling .....	6-370
Table SC6.17J	Bicycle parking and end of trip facilities.....	6-371
Table SC6.17K	Public transport .....	6-373
Table SC6.17L	Site access/driveways .....	6-374

Table SC6.17M	Queue provisions .....	6-376
Table SC6.17N	Motorcycle and scooter parking.....	6-377
Table SC6.17O	Service vehicles .....	6-378
Table SC6.17P	Street and road works .....	6-380
Table SC6.17Q	Intersections.....	6-381
Table SC6.17R	Speed management .....	6-383
Table SC6.18A	Indicative waste and recycling generation rates for particular uses.....	6-409
Table SC6.18B	Minimum waste receptacle storage requirements .....	6-409
Table SC6.18C	Bulk or skip bin dimensions .....	6-414
Table SC6.18D	Waste vehicle specifications.....	6-414
Table SC6.19A	Compliance assessment requirements .....	6-439
Table SC6.20A	Neighbourhood design outcomes.....	6-451
Table SC6.20B	Sub-tropical design outcomes .....	6-453
Table SC6.20C	Design outcomes for the main street.....	6-454
Table SC6.20D	Applicable uses under the Structure Plan .....	6-458
Table SC6.20E	Demand generation rate for development types.....	6-459
Table SC6.20F	Road transport infrastructure network - summary design characteristics .....	6-459
Table SC6.20G	Minimum widths of infrastructure elements within road corridors .....	6-460
Table SC6.20H	Other fauna movement measures .....	6-468
Table SC6.20I	Provision of urban open space infrastructure network.....	6-471
Table SC6.20J	Urban open space infrastructure network attributes .....	6-472
Table SC6.20K	Embellishment standards for urban open space infrastructure .....	6-476
Table SC6.20L	Attributes of community facilities infrastructure .....	6-478
Table SC6.20M	Compliance assessment requirements .....	6-482

## Figures in Schedule 6

Figure SC6.2A	Design principles for development in Landsborough's Local centre zone .....	6-2
Figure SC6.2B	Example of an existing building illustrating some appropriate features for Landsborough's Medium impact industry zone and Specialised centre zone .....	6-3
Figure SC6.3A	Street Cross Section - Town Centre Connector .....	6-10
Figure SC6.3B	Street Cross Section - Stringybark Road.....	6-10
Figure SC6.3C	Street Cross Section - 'A' Street (Town Centre).....	6-11
Figure SC6.3D	Street Cross Section - 'A' Street.....	6-11
Figure SC6.3E	Street Cross Section - Town Centre Principal Street.....	6-11
Figure SC6.3F	Street Cross Section - Residential Principal Street .....	6-12
Figure SC6.3G	Street Cross Section - Town Centre Access Street.....	6-12
Figure SC6.3H	Street Cross Section - Residential Access Street.....	6-12
Figure SC6.3I	Perimeter block form .....	6-14
Figure SC6.3J	Variety in building massing and composition.....	6-14
Figure SC6.3K	Indicative forest buffer cross section .....	6-15
Figure SC6.3L	Sippy Downs Town Centre street tree treatment.....	6-16
Figure SC6.3M	Footpath Paving – Town Centre Connector (Sippy Downs Drive and Power Road) .....	6-17
Figure SC6.3N	Footpath Paving – Stringybark Road & 'A' Street (Town Centre).....	6-17
Figure SC6.3O	Footpath Paving – Town Centre Principal Street.....	6-17
Figure SC6.3P	Footpath Paving – Town Centre Access Street.....	6-17
Figure SC6.3Q	Footpath Paving Residential Principal Street .....	6-18
Figure SC6.3R	Footpath Paving Residential Access Street .....	6-18
Figure SC6.3S	Integration of large floor plate retail premises in the Sippy Downs Town Centre.....	6-24
Figure SC6.3T	Supermarket located to front onto 'Main Street' .....	6-24
Figure SC6.3U	Town Square concept plan.....	6-25
Figure SC6.3V	Concept Mini Plaza layout.....	6-26
Figure SC6.3W	Town Plaza Concept Plan .....	6-27
Figure SC6.3X	Forest Park West indicative concept plan .....	6-28
Figure SC6.5A	Airport lighting intensity zones.....	6-33
Figure SC6.7A	Compass degree ranges for each aspect category .....	6-46
Figure SC6.14.1A	Potential savings and cost relationship .....	6-181
Figure SC6.14.3A	Residential outfalls towards the road.....	6-201
Figure SC6.14.3B	Inter-allotment stormwater locations.....	6-202
Figure SC6.14.3C	Berms .....	6-206
Figure SC6.14.5A	Zone of influence.....	6-238
Figure SC6.14.7A	Acceptable landscape area .....	6-258
Figure SC6.14.7B	Landscape solutions to lessen impact of building bulk .....	6-273
Figure SC6.14.7C	Typical estate entrance .....	6-274
Figure SC6.14.7D	Barrier plates .....	6-276
Figure SC6.14.7E	Screen articulation.....	6-282

Figure SC6.17A	User hierarchy .....	6-352
Figure SC6.17B	Standard turning path templates for Vans and WCVs .....	6-379
Figure SC6.18A	Examples of waste container storage areas and facilities for mobile storage bins .....	6-410
Figure SC6.18B	Example of waste container storage room .....	6-413
Figure SC6.19A	Typical Cross Section – 4 Lane Sub Arterial Distributor Road .....	6-424
Figure SC6.19B	Typical Cross Section – 2 Lane Sub Arterial Distributor Road .....	6-424
Figure SC6.19C	Typical Cross Section – 2 Lane Sub Arterial Main Street .....	6-425
Figure SC6.19D	Typical Cross Section – Main Street Boulevard .....	6-425
Figure SC6.19E	Typical Cross Section – Main Street Collector .....	6-426
Figure SC6.19F	Typical Cross Section – District Collector.....	6-426
Figure SC6.19G	Typical Cross Section – Rail Corridor Collector.....	6-427
Figure SC6.19H	Typical Cross Section – Plaza.....	6-427
Figure SC6.19I	Rise in mean sea level .....	6-433
Figure SC6.20A	Scenic amenity and highway acoustic buffer typical cross section.....	6-449
Figure SC6.20B	Specification of transport infrastructure .....	6-461
Figure SC6.20C	Sub-arterial Road Type A with centre median.....	6-462
Figure SC6.20D	Sub-arterial Road Type A with no centre median .....	6-462
Figure SC6.20E	Sub-arterial Road Type A Bridge.....	6-463
Figure SC6.20F	Sub-arterial Road Type B with kerb and channel .....	6-463
Figure SC6.20G	Sub-arterial Road Type B with table drains .....	6-464
Figure SC6.20H	Sub-arterial Road Type B bridge .....	6-464
Figure SC6.20I	District Collector Street .....	6-465
Figure SC6.20J	District Collector Street Bridge .....	6-465
Figure SC6.20K	Typical fauna fence design.....	6-467

- (c) to limit vehicular access to specific types of service vehicles associated with abutting land uses or activities along the corridor or other vehicles at particular times of day or by permit; and
- (d) so that an off street parking area is not accessed from this corridor.

Main Street Boulevard

- (16) The Main Street Boulevard is a Main Street Collector extending from Dalton Drive to Aerodrome Road through the Retail Sub-precinct of the Maroochydore Central Precinct.
- (17) The Main Street Boulevard is designed to:-
  - (a) carry trips which deliver people into the mixed use retail core area;
  - (b) provide a balance between vehicle movement and the provision of a pedestrian friendly environment; and
  - (c) act as a key connection linking the mixed use retail core area in the Maroochydore Central Precinct to the existing mixed use retail core area in the Sunshine Plaza Precinct, the transit station and interchange and the walkable waterfront.



## SC6.20 Planning scheme policy for Palmview Structure Plan

### SC6.20.1 Preliminary

#### Purpose

- (1) The purpose of this planning scheme policy is to:-
  - (a) state standards identified in the **Palmview structure plan area code**;
  - (b) provide guidelines and advice about satisfying assessment criteria in the **Palmview Structure Plan**; and
  - (c) state the additional information which the Council may request in respect of a development application.

#### Application

- (2) This planning scheme policy applies to a development application for a preliminary approval to which section 242 of the Act applies or a development application for assessable development in the Master Planned Area.
- (3) The provisions of the **Planning scheme policy for Palmview Structure Plan** prevail over the provisions of any other planning scheme policy to the extent of any inconsistency.

#### Relationship to Palmview Structure Plan

- (4) This planning scheme policy is to be read in conjunction with the **Palmview Structure Plan**.

#### Interpretation

- (5) Terms used in this planning scheme policy that are also used in the **Palmview Structure Plan** have the meaning given in the **Palmview Structure Plan**.

### SC6.20.2 Ecological and landscape protection outcomes

#### Preliminary

- (1) This section applies to the following ecological and landscape protection outcomes:-
  - (a) the ecological and landscape protection outcomes in Performance Outcomes PO4 to PO15 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**; and
  - (b) the non-urban open space infrastructure network outcomes in Performance Outcomes PO40 to PO44 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

#### General advice for ecological and landscape protection outcomes

- (2) The following is general advice about satisfying the ecological and landscape protection outcomes:-
  - (a) The ecological and landscape protection outcomes seek to ensure that the development of the Master Planned Area occurs in a manner that:-
    - (i) appropriately recognises and responds to physical constraints;
    - (ii) provides for the protection and rehabilitation of a significant part of the Master Planned Area for environmental and landscape protection purposes; and
    - (iii) otherwise exhibits best practice approaches to ecological and landscape protection.
  - (b) The ecological and landscape protection outcomes are primarily intended to be satisfied by the following:-

- (i) avoiding development for urban purposes, other than the limited infrastructure specified on the structure plan maps, occurring:-
  - (A) on flood prone land identified as being unsuitable to be filled for urban purposes; and
  - (B) in an ecologically important area;
- (ii) achieving a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to improve the extent and capability of natural systems to absorb the impacts associated with large scale urban development and increasing population pressure through the following:-
  - (A) the establishment of the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P12 (Palmview master planned area non-urban open space infrastructure network) in Schedule 2 (Mapping)**;
  - (B) the implementation of **Appendix SC6.20A (Palmview master planned area ecological and landscape protection and rehabilitation plan)**;
  - (C) the implementation of a Local Ecological and Landscape Protection and Rehabilitation Plan which:-
    - 1. outlines how **Appendix SC6.20A (Palmview master planned area ecological and landscape protection and rehabilitation plan)** is to be achieved;
    - 2. is to be assessed against the requirements which may include the matters in **Section 10 (Requirements for local ecological protection and rehabilitation plan) of Appendix SC6.20A (Palmview master planned area ecological and landscape protection and rehabilitation plan)** specified in a preliminary approval to which section 242 of the Act applies or another applicable development approval; and
    - 3. has been approved by a compliance certificate given by the Council;
  - (D) where the provision of infrastructure required to service development in the Master Planned Area adversely impacts on an ecologically important area, the implementation of a Environmental Offset Plan which:-
    - 1. outlines how the ecological and landscape protection outcomes for environmental offsets are to be achieved;
    - 2. is to be assessed against the requirements specified in a preliminary approval to which section 242 of the Act applies or another applicable development approval which may include the matters in **Table SC6.20H (Compliance assessment requirements)**; and
    - 3. has been approved by a compliance certificate given by the Council.

Guidelines and advice for the ecological and landscape protection outcomes

- (3) The **Palmview master planned area ecological and landscape protection and rehabilitation plan (Appendix SC6.20A)** provides for the following:-
  - (a) guidelines about satisfying the ecological and landscape protection outcomes; and
  - (b) advice about the requirements for Local Ecological and Landscape Protection and Rehabilitation Plans to be required in a preliminary approval to which section 242 of the Act applies or another applicable development approval.

Advice for environmental offset outcomes

- (4) For the purposes of Performance Outcome PO6 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the assessment criteria in the code for the environmental offset outcomes:-
  - (a) the Structure Plan Maps identify which infrastructure corridors cross ecologically important areas and the approximate location of the crossings;
  - (b) a environmental offset is required to be provided under the **Palmview structure plan area code** in circumstances where infrastructure required to service the Master Planned Area adversely impacts upon:-
    - (i) an ecologically important area (either within the Master Planned Area or external to the Master Planned Area); or

- (ii) the ability to achieve a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes;
- (c) infrastructure is to be considered to adversely impact upon an ecologically important area where one or more of the following occurs or is likely to occur:-
  - (i) the clearing of native remnant or regrowth vegetation or habitat;
  - (ii) the restriction of fauna movement or other impact upon a habitat corridor;
  - (iii) water quality or a natural hydrological condition is affected; and
  - (iv) the functioning of the ecologically important area is otherwise impacted upon.

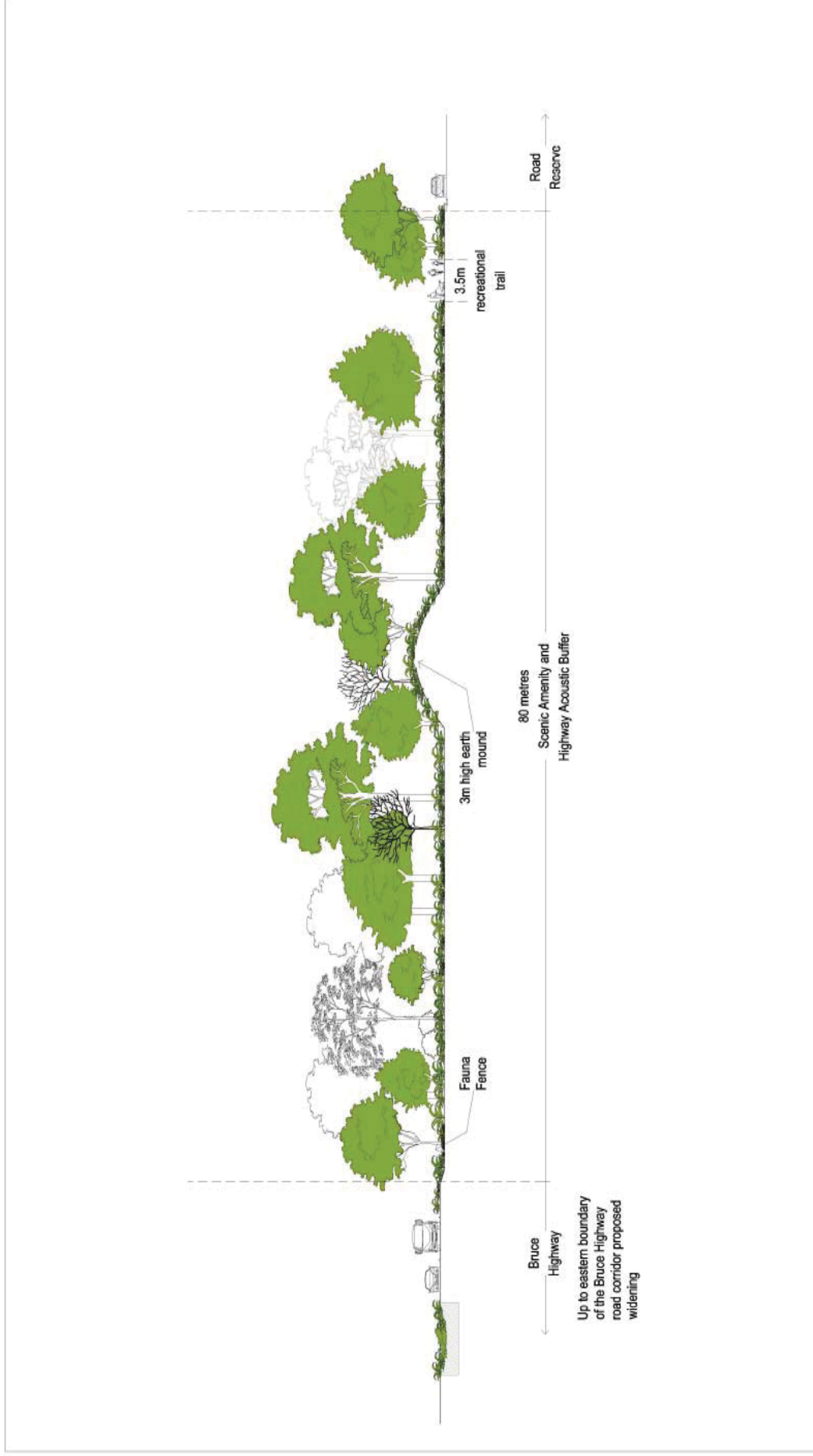
Advice for environmental transition area outcomes

- (5) For the purposes of Performance Outcome PO9 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the standards in the code for the environmental transition area outcomes:-
  - (a) the ecological and landscape protection outcomes provide for limited low impact activities and embellishments to occur within the environmental transition area where they can be demonstrated to be compatible with the primary ecological function of the area;
  - (b) a environmental offset is not required in respect of development of the environmental transition area where the development satisfies the standards in the code for the environmental transition area outcomes;
  - (c) further guidance in respect to stormwater infrastructure is specified in the **Planning scheme policy for development works**; and
  - (d) further guidance in respect to recreation parks is specified in **Section SC6.20.9 (Urban Open Space Infrastructure Network Outcomes)**.

Standards and advice for the scenic amenity and highway acoustic buffer outcomes

- (6) For the purposes of Performance Outcome PO10(f) in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following are the standards in the code for the scenic amenity and highway acoustic buffer outcomes:-
  - (a) the scenic amenity and highway acoustic buffer is developed in accordance with the typical cross section specified in **Figure SC6.20A (Scenic amenity and highway acoustic buffer typical cross section)**.
- (7) For the purposes of Performance Outcome PO10 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the assessment criteria in the code for the scenic amenity and highway acoustic buffer outcomes:-
  - (a) the Palmview Master Planned Area forms an important part of the distinctive green space or intra-urban break between Caloundra and Maroochydore and is visually significant in relation to views of the Mooloolah River floodplain landscape from the Bruce Highway; and
  - (b) the **Palmview Structure Plan** provides for an 80 metre wide semi-vegetated buffer (measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening) to be established along the full length of the Palmview Master Planned Area boundary to the Bruce Highway.

Figure SC6.20A Scenic amenity and highway acoustic buffer typical cross section



## SC6.20.3 Neighbourhood design, housing and density outcomes

### Preliminary

- (1) This section applies to the neighbourhood design, housing and density outcomes in Performance Outcomes PO26 to PO33 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code** (neighbourhood design, housing and density outcomes).

### General advice for neighbourhood design, housing and density outcomes

- (2) The following is general advice about satisfying the neighbourhood design, housing and density outcomes:-
- (a) the urban structure and land use pattern of the Palmview Master Planned Area is based on the establishment of a number of neighbourhoods which:-
- (i) aggregate to comprise the broader Palmview community and support the function of the Palmview District Activity Centre; and
  - (ii) are generally defined by a walkable catchment being a five minute walk (400 metres) from an activity centre.
- (b) the neighbourhood design, housing and density outcomes of the **Palmview structure plan area code** seek to ensure that development within the Palmview Master Planned Area creates a number of neighbourhoods that:-
- (i) support sustainable urban development through maximising land efficiency;
  - (ii) encourage alternative travel options to car based travel by promoting the attractiveness of walking, cycling and public transport and providing maximum choice for the end user;
  - (iii) promote good access and connectivity between new neighbourhoods while providing clear connection to surrounding development;
  - (iv) establish main street activity centres that promote walkable neighbourhoods and provision of employment;
  - (v) achieve lot and dwelling diversity particularly around activity centres and public transport;
  - (vi) protect areas of environmental value and incorporate cultural, environmental and key landscape features;
  - (vii) promote community health through the provision of a variety of public open spaces and the promotion of active transport modes;
  - (viii) promote perimeter block development that establishes an active interface between building frontage and streets to improve personal safety through increased surveillance and activity;
  - (ix) foster a sense of community and strengthen local identity and sense of place while catering to a range of differing lifestyles;
  - (x) promote environmentally sustainable urban water management; and
  - (xi) are complete integrated communities rather than a series of housing estates.
- (c) the neighbourhood design, housing and density outcomes are primarily intended to be satisfied through the application of best practice neighbourhood design implemented through a preliminary approval to which section 242 of the Act applies or the approval of another applicable development application;
- (d) development should be designed through an integrated design approach that iteratively considers each component or network of a neighbourhood;
- (e) development should provide neighbourhoods that are arranged to take account of the following:-
- (i) elements of the major movement networks (i.e. spacing of sub-arterial roads and trunk collector roads);
  - (ii) the District Activity Centre;
  - (iii) precinct boundaries or transitions;
  - (iv) school sites;
  - (v) elements that are shared by more than one neighbourhood (i.e. schools and district parks); and
  - (vi) adjoining master plan boundaries.

- (f) development should comply with the design outcomes for neighbourhood design specified in **Table SC6.20A (Neighbourhood design outcomes)**.

**Table SC6.20A Neighbourhood design outcomes**

Column 1 Neighbourhood Element	Column 2 Design Outcomes
Neighbourhood Area	<ul style="list-style-type: none"> <li>• Each neighbourhood is generally defined by a five minute walk (400 metres) from the neighbourhood centre.</li> <li>• Each neighbourhood has individual points of difference to strengthen identity.</li> <li>• A robust urban and neighbourhood structure is established that can accommodate a range of uses and which is flexible enough to change over time.</li> </ul>
Movement Networks	<ul style="list-style-type: none"> <li>• Street environments prioritise and encourage pedestrian and cycle movement throughout a connected walkable neighbourhood.</li> <li>• A highly permeable and integrated grid-based movement network of streets, pedestrian and cycle paths that maximise access to public transport is established.</li> <li>• The street network is focussed on the Local Activity Centres whilst providing for strong links between the Local Activity Centres and the District Activity Centre.</li> <li>• The layout of streets enables development to front all streets and public spaces.</li> <li>• Culs-de-sac are not provided, or where provided, no more than 10% of dwellings have frontage to a cul-de-sac.</li> <li>• There are efficient external connections, specifically for bicycles and pedestrians.</li> </ul>
Activity Centres	<ul style="list-style-type: none"> <li>• An activity centre is provided as a community focus for each neighbourhood.</li> <li>• Activity centres are located central to the walkable neighbourhood catchments, adjacent to principal movement arteries served by public transport.</li> <li>• Activity centres include a mix of compatible uses that provide for a variety of daily needs, community facilities and urban open space, such as a small square that reinforces a sense of community identity.</li> <li>• Transition between centre uses and residential uses occurs at mid-block property boundaries rather than at a street frontage so that similar forms of development front each other across a street.</li> <li>• All streets are fronted by development or public spaces to maintain street activity.</li> <li>• All off street vehicle parking areas are located to the rear of sites and do not have direct street frontage.</li> </ul>
Residential Density	<ul style="list-style-type: none"> <li>• A range of densities and variety of housing types are provided.</li> <li>• The concentration of housing density increases with proximity to activity centres.</li> <li>• The diversity and density of housing provided supports public transport use.</li> <li>• A wide range of lot sizes and building forms allow greater housing and lifestyle choice.</li> <li>• Residential developments involving gated communities, such as a retirement facility, are designed to ensure that the connectivity of road, public transport, bicycle and pedestrian networks are not compromised and that perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open spaces and other public spaces.</li> <li>• Perimeter block development is provided in the District Activity Centre and adjacent to Local Activity Centres to promote a sense of enclosure and active streetscape while providing for casual surveillance.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Community uses and facilities are located in or adjacent to Activity Centre or major urban open space areas at locations that are highly accessible and easily identifiable.</li> <li>• Community uses and facilities are designed to have versatility and adaptability for a variety of functions over time.</li> <li>• Land for community uses and facilities may be located adjacent to open space where joint use of the facility with the space is envisaged.</li> </ul>
Schools	<ul style="list-style-type: none"> <li>• Strong, direct connections are provided from schools to the walking and cycling network in the surrounding neighbourhood areas.</li> <li>• The transport infrastructure in neighbourhoods around schools is to have sufficient capacity to service anticipated trip generation and to avoid any</li> </ul>



Column 1 Neighbourhood Element	Column 2 Design Outcomes
	adverse impacts on surrounding land uses, the external transport network and public safety.
Employment Areas	<ul style="list-style-type: none"> <li>• Employment areas are generally located in walking distance to public transport stops and an activity centre.</li> <li>• Open space areas for workers and visitors to the area are provided.</li> </ul>
Block Sizes, Site Areas and Lot Orientation	<ul style="list-style-type: none"> <li>• A range of block and lot sizes are provided that allow for a diversity in form and density of residential uses and for other uses to be accommodated in the area.</li> <li>• The layout of streets and lots provide for perimeter blocks of buildings fronting streets and create a relatively continuous street frontage.</li> <li>• Lots are oriented to front all streets, major roads, parkland and natural areas to provide good streetscape amenity and surveillance and to contribute to security and deterrence of crime.</li> <li>• Smaller lots are to predominate near activity centres and near public transport stops, to allow for pedestrian connectivity.</li> </ul>
Public Open Spaces	<ul style="list-style-type: none"> <li>• A wide range and diversity of public open spaces is provided.</li> <li>• At least one local park is provided per neighbourhood.</li> <li>• Most dwellings are within 500 metres of a park.</li> <li>• Regional wide and district parks are located on the edge of neighbourhoods to enable sharing amongst two or three neighbourhoods.</li> <li>• Parks are overlooked by development rather than backed onto by development to maximise casual surveillance of the park.</li> </ul>

## SC6.20.4 Sub-tropical and sustainable design outcomes

### Preliminary

- (1) This section applies to the sub-tropical and sustainable design outcomes in Performance Outcomes PO34 to PO35 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code** (sub-tropical and sustainable design outcomes).

### General advice for sub-tropical and sustainable design outcomes

- (2) The following is general advice about satisfying the sub-tropical and sustainable design outcomes:-
- (a) the sub-tropical and sustainable design outcomes seek to ensure that neighbourhoods within the Palmview Master Planned Area:-
- have a distinctive relationship to site and landscape;
  - are characterised by parks and open spaces;
  - have sub-tropical streetscapes;
  - create sites for subtropical buildings;
  - have a sub-tropical landscape; and
  - have walkable journeys that are comfortable;
- (b) the sub-tropical and sustainable design outcomes also seek to ensure that development within the Master Planned Area is designed and operated to minimise the production of greenhouse gas emissions; and
- (c) the sub-tropical and sustainable design outcomes are primarily intended to be satisfied by the application of best practice sub-tropical and sustainable design at all levels of the development approval process.

### Advice for sub-tropical design outcomes

- (3) The following is advice about satisfying Performance Outcome PO34(c) in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**:-
- (a) development should comply with the design outcomes for sub-tropical design specified in **Table SC6.20B (Sub-tropical design outcomes)**.

**Table SC6.20B Sub-tropical design outcomes**

Column 1 Design principle	Column 2 Design outcomes
Ensuring a strong presence of nature and water	<ul style="list-style-type: none"> <li>• Preserve and enhance the sub-tropical character of the region by designing developments in response to the climate while integrating and connecting to the surrounding landscape and other natural elements.</li> <li>• Incorporate significant native vegetation and large shade trees in private and public spaces, along pedestrian and cycle routes and in transport corridors.</li> <li>• Promote public access to any natural or artificial waterways by incorporating their existence into the design for pedestrian and cycle connectivity and recreational activity.</li> </ul>
Creating an open and permeable built environment	<ul style="list-style-type: none"> <li>• Promote an outdoor lifestyle with strong connection between indoor and outdoor living.</li> <li>• Promote an outdoor lifestyle for medium density development and to encourage outdoor recreation oriented lifestyles, development should ensure a diversity of open space is integrated into the urban fabric, connected through the pedestrian and cycle network.</li> <li>• Reflect proximity of the surrounding natural vegetation and open space by creating permeable urban environments and built form that promotes green access and constant engagement with the natural environment.</li> <li>• Support a sub-tropical lifestyle by promoting an open and permeable built form with a climate based outcome by using passive solar design principles such as orientation and solar access, window and awning size and orientation, materials and finishes, ventilation, insulation, thermal mass, natural light, awnings and pedestrian cover.</li> </ul>
Incorporating local interpretations of sub-tropical architecture and landscape design	<ul style="list-style-type: none"> <li>• Promote integration with the natural environment through shaded outdoor dining, entertainment and recreation, for both private and public locations, by incorporating appropriately sized balconies, decks, patios, colonnades, awnings, active streets, open space and green streets into the built form and urban fabric.</li> <li>• Provide for a seamless transition between internal and external areas including integration with street activity through appropriate street planting and integration of vegetation with the built form.</li> <li>• Incorporate deep soil planting within town centre locations to reflect the densely landscaped panorama and fauna habitation of the Sunshine Coast.</li> <li>• Incorporate the harvesting of rain water to support surrounding vegetation and building inhabitants.</li> <li>• Consider local character and design and recognise how contemporary design and appropriate building materials contribute to the sub-tropical environment's character and diversity. The built form should utilise appropriate materials and colours that diminish detrimental impact of heat gain and reflection and promote durability and serviceability for the subtropical climate.</li> </ul>

## SC6.20.5 Particular precinct outcomes

### Preliminary

- (1) This section applies to the performance outcomes in the following:-
  - (a) **Section 10.3.4.9 (Performance Outcomes and Acceptable Outcomes for the District Activity Centre Precinct)** of the **Palmview structure plan area code**; and
  - (b) **Section 10.3.4.13 (Performance Outcomes and Acceptable Outcomes for the Local Employment Area Precinct)** of the **Palmview structure plan area code**.

### General advice for particular precinct outcomes

- (2) The precinct-based outcomes of the **Palmview Structure Plan** seek to ensure that the Master Planned Area is developed with an appropriate land use pattern that is functionally efficient, effectively integrated with transport and other infrastructure networks and provides for the creation of interesting, attractive, sustainable and desirable places to live, work and recreate.
- (3) The precinct-based outcomes provide a land use and development intent for each precinct and identify specific built form criteria.

- (4) Whilst these criteria are generally self-explanatory and do not require further guidance, it is recognised that in respect to certain performance outcomes for the District Activity Centre Precinct and the Local Employment Area Precinct some additional detail is warranted.

Advice for district activity centre precinct outcomes (main street)

- (5) The following is general advice about satisfying Performance Outcome PO8 in **Section 10.3.4.9 (Performance Outcomes and Acceptable Outcomes for the District Activity Centre Precinct)** of the **Palmview structure plan area code**:-
- (a) development provides for the main street in the District Activity Centre to:-
- (i) be shared between pedestrians, cyclists, public transport and private vehicles; and
  - (ii) comply with the design objectives specified in **Table SC6.20C (Design outcomes for the main street)**.

**Table SC6.20C Design outcomes for the main street**

Design principle	Design outcomes	Potential treatments/features to achieve outcome
Create a safe environment for users	Lower traffic speed	<ul style="list-style-type: none"> <li>• Provide pedestrian priority crossing at entry point intersections.</li> <li>• Create a gateway feature on entry to the main street.</li> <li>• Provide clear signage indicating entry into the main street.</li> <li>• Use pavement surface materials and colour which clearly distinguish the main street from regular road surface.</li> <li>• Use multiple materials rather than a large expanse of one material.</li> <li>• Incorporate traffic calming devices.</li> <li>• Restrict vehicle volumes.</li> <li>• Plant street trees.</li> <li>• Incorporate lighting sufficient to ensure the safety of pedestrians and cyclists and motor vehicles.</li> </ul>
	Minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst street users	<ul style="list-style-type: none"> <li>• Use coloured and textural surface contrasts.</li> <li>• Bring active frontage such as pavement dining to road edge in appropriate locations.</li> </ul>
	Enhance amenity	<ul style="list-style-type: none"> <li>• Provide clear entry and exit statements to reinforce the main street and enhance visual amenity of street environment.</li> <li>• Use alternative pavement surface texture to delineate the main street and enhance street amenity.</li> </ul>
	Reduce linear territory ownership created by street cross-sectional elements to promote the main street and equality of all end users	<ul style="list-style-type: none"> <li>• Use landscaping, parking bays, seating areas and bollards to define the vehicular path without creating significant barriers to pedestrian movement or restricting driver visibility of pedestrian activity.</li> </ul>
	Reduce proliferation of signs and posts	<ul style="list-style-type: none"> <li>• Provide for pavement marking to delineate parking bays – remove standard signage to reduce visual clutter.</li> <li>• No basement access or driveway cross-over to occur along the main street.</li> <li>• Rear lane access only for sites fronting the main street to reduce pedestrian conflict and need for signage.</li> </ul>
Incorporate environmental infrastructure	Implement sustainable best practice measures to deal with stormwater runoff and WSUD	<ul style="list-style-type: none"> <li>• Design fall of carriage way and footpath to direct water runoff for collection at grates and / or pits visually integrated into street design.</li> <li>• Reduce potential for pooling of water at</li> </ul>

Design principle	Design outcomes	Potential treatments/features to achieve outcome
		<p>collection points and velocity of flow to ensure pedestrian and vehicular movement is not unduly affected.</p> <ul style="list-style-type: none"> <li>• Select hard and soft landscapes that will not be unduly affected by the water quantity and movement and to assist with water control and dispersment.</li> <li>• Consider the special needs of cyclists and disabled access with respect to material selection and gradients when designing street environment in response to stormwater and WSUD.</li> </ul>
<p>Create a high quality of visual and physical amenity to the main street</p>	<p>Provide shaded pedestrian friendly street environment</p>	<ul style="list-style-type: none"> <li>• Create an attractive streetscape that contributes to the local sense of place, community safety and security.</li> <li>• Extend the town centre park into the main street environment.</li> <li>• Maximise landscaping along both sides of the street.</li> <li>• Retain existing vegetation wherever possible.</li> <li>• Space trees at maximum 8m centres to ensure mature canopies establish to provide shade and enclose the street and ensure the trees are staggered with street lighting.</li> <li>• Provide landscaping which reinforces the local context and street orientation.</li> <li>• Enhance the character and amenity of the town centre and main street with attractive, practical and hardy landscaping which retains significant vegetation.</li> <li>• Maximise tree cover along footpaths, streets and in public areas and evoke the landscape character of the Sunshine Coast.</li> </ul>
	<p>Create a lively community street and memorable town centre that is fully inclusive of all and safe to play, socialise and travel in</p>	<ul style="list-style-type: none"> <li>• Design space to encourage intended end user activities.</li> <li>• Include social interaction opportunities that aren't reliant of retail / commercial function.</li> <li>• Contribute to overall pedestrian connectivity by creating a series of connected community spaces.</li> <li>• Use the main street landscaped environment to contribute to the creation of a vibrant public space.</li> <li>• Maximise pedestrian activity through reduction in restrictions of conventional street environments such as kerbs, signage and high speed traffic.</li> <li>• Design the street and adjacent spaces as a lively community place that attracts high volumes of pedestrian activity.</li> <li>• Provide active frontages<sup>5</sup> to built form promoting high interaction with pedestrians and street activity.</li> </ul>

Advice for local employment area precinct outcomes

- (6) For the purposes of Performance Outcome PO1(b) in **Section 10.3.4.13 (Performance Outcomes and Acceptable Outcomes for the Local Employment Area Precinct)** of the **Palmview structure plan area code**, the following development may be considered to be low impact industry uses and complementary business and commercial uses in the Local Employment Area Precinct:-

<sup>5</sup> 'Active frontage' means a part of a building which forms a close relationship with the street and contains a visually permeable facade such as a shopfront, retail store, cafe, outdoor dining, personal service and other high pedestrian generating use at street level.

- (a) development for small to medium size service trades outlets and domestic services outlets, including hire outlets, servicing both business and households;
- (b) development for business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings);
- (c) development for small scale manufacturing establishments; and
- (d) development for incubator business opportunities that contribute to a start-up economy on the Sunshine Coast.

## SC6.20.6 Road transport infrastructure network outcomes

### Preliminary

- (1) This section applies to the road transport infrastructure network outcomes in Performance Outcomes PO11 to PO13 in **Section 10.3.4.21 (Performance Outcomes and Acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

### General advice for road transport infrastructure network outcomes

- (2) The following is general advice about satisfying the road transport infrastructure network outcomes:-
- (a) the road transport infrastructure network outcomes seek to ensure that the Master Planned Area is developed with a highly interconnected and permeable road network that:-
    - (i) supports high levels of bicycle and pedestrian use and prioritises these modes;
    - (ii) supports high levels of access to public transport; and
    - (iii) effectively services the area;
  - (b) **Other Plans Map OPM P8 (Palmview Master Planned Area road transport infrastructure network) in Schedule 2 (Mapping)** identifies conceptually the higher order elements of the road transport infrastructure network planned for the Master Planned Area;
  - (c) **Figure SC6.20B (Specification of transport infrastructure)** identifies the location and extent of the types of sub-arterial road and district collector street servicing the Master Planned Area);
  - (d) **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing) in Schedule 2 (Mapping), Figure SC6.20B (Specification of transport infrastructure)** and the applicable infrastructure agreement specifically identify the sequence of the higher order elements of the road transport infrastructure network planned for the Master Planned Area;
  - (e) road transport infrastructure is required to be provided throughout the Master Planned Area in accordance with **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing), Other Plans Map OPM P8 (Palmview Master Planned Area road transport infrastructure network)** and the requirements of the applicable infrastructure agreement;
  - (f) the road transport infrastructure network is a key structural element that provides a framework for the following:-
    - (i) the pattern of land use;
    - (ii) the arrangement of neighbourhoods; and
    - (iii) the configuration and alignment of local streets and other infrastructure networks;
  - (g) the road transport infrastructure network outcomes are primarily intended to be satisfied by the following:-
    - (i) development providing the major road transport infrastructure in accordance with the applicable infrastructure agreement;
    - (ii) development ensuring that the road transport infrastructure to be provided is in accordance with the road transport infrastructure network and the standards for the road transport infrastructure network as specified in the **Palmview structure plan area code**; and

- (iii) the detailed design and construction of the road transport infrastructure network incorporating appropriate urban design, landscape and environmental features and treatments.

Standards for road transport infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the road transport infrastructure network:-
- (a) development accords with the development and transport infrastructure network sequencing specified on **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing)** in particular the specified triggers for vehicle trips and Equivalent Dwellings, which is to be worked out as follows:
 

**Equivalent dwelling or ED** means the measure of the demand for the number of vehicle trips equivalent to that generated by a Dwelling calculated for the relevant development type in **Table SC6.20D (Applicable uses under the Structure Plan)** using the demand generation rates specified in **Table SC6.20E (Demand generation rate for development types)**.
  - (b) development provides for major roads which comply with the design characteristics specified in **Table SC6.20F (Road transport infrastructure network - summary of design characteristics)**;
  - (c) development provides for roads which comply with the typical cross sections for each road type specified in **Figures SC6.20C to SC6.20J**;
  - (d) development provides for roads which comply with the following:-
    - (i) cross sections and reserve widths vary to suit intersections, public transport priority treatments, turning lanes, bus stops, pedestrian crossing treatments, sewer pit requirements, lighting and other requirements;
    - (ii) verge areas are paved and landscaped in accordance with the typical cross sections in **Figures SC6.20C to SC6.20J**;
    - (iii) where medians are provided, street lighting is accommodated within the median;
    - (iv) where provided, on road cycle lanes are incorporated into the road carriageway and continued through intersections with right turn cycle lanes provided along with advance storage boxes at controlled intersections;
    - (v) where parking lanes are incorporated, the kerb is built out into the parking lanes to create landscaped kerb build-outs at regular intervals without impinging on cycle lanes;
    - (vi) channelised intersections (signalised where required) are provided where possible with the use of roundabouts minimised on higher order roads;
    - (vii) legible directional and informational signage is to be supplied as necessary;
    - (viii) landscaping and stormwater treatment on verge areas and medians does not inhibit direct pedestrian access to on street parking or pedestrian movement across streets;
    - (ix) landscaping includes appropriate root barrier protection to kerbs and adjacent services;
    - (x) medians contain pedestrian refuge areas;
    - (xi) stormwater treatments (i.e. median swales) where applicable, are not to impact on the location or functioning of pedestrian refuge areas; and
    - (xii) additional landscaping is provided consistent with the sub-tropical landscape character desired for the Master Planned Area;
  - (e) development provides for an infrastructure element within a major road corridor to comply with **Table SC6.20G (Minimum widths of infrastructure elements within road corridors)**; and
  - (f) development provides for a road to be designed and constructed in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.



**Table SC6.20D Applicable uses under the Structure Plan**

<b>Column 1 Development category</b>	<b>Column 2 Development type</b>	<b>Column 3 Uses under Structure Plan</b>
Residential development	Attached dwelling	<ul style="list-style-type: none"> <li>• Dual occupancy</li> <li>• Dwelling unit</li> <li>• Multiple dwelling</li> <li>• Residential care</li> <li>• Short term accommodation</li> <li>• Rooming accommodation</li> <li>• Caretakers accommodation</li> <li>• Community residence</li> </ul>
	Detached dwelling	<ul style="list-style-type: none"> <li>• Dwelling house</li> </ul>
	Retirement dwelling	<ul style="list-style-type: none"> <li>• Retirement facility</li> </ul>
	Other uses	<ul style="list-style-type: none"> <li>• Other uses not listed will be determined at the time of the Application</li> </ul>
Non-residential development	Commercial	<ul style="list-style-type: none"> <li>• Office</li> <li>• Health care service</li> <li>• Car wash</li> <li>• Sales office</li> <li>• Veterinary services</li> </ul>
	Community purpose	<ul style="list-style-type: none"> <li>• Community use</li> <li>• Place of worship</li> <li>• Educational establishment</li> <li>• Child care centre</li> <li>• Emergency services</li> <li>• Community care centre</li> <li>• Outdoor sport and recreation</li> </ul>
	Industry	<ul style="list-style-type: none"> <li>• Low impact industry</li> <li>• Service industry</li> <li>• Bulk landscape supplies</li> <li>• Research and technology industry</li> <li>• Warehouse</li> <li>• Utility installation</li> </ul>
	Retail and entertainment	<ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Nightclub entertainment facility</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Hotel</li> <li>• Theatre</li> <li>• Club</li> <li>• Indoor sport and recreation</li> <li>• Garden centre</li> <li>• Function facility</li> <li>• Adult store</li> <li>• Service station</li> <li>• Hardware and trade supplies</li> <li>• Market</li> </ul>
	Other uses	<ul style="list-style-type: none"> <li>• Other uses not listed will be determined at the time of the Application</li> </ul>

**Table SC6.20E Demand generation rate for development types**

Column 1 Development category	Column 2 Development type	Column 3 Unit of measure	Column 4 Trips per unit of measure	Column 5 Equivalent Dwelling per unit of measure
Residential development	Detached dwellings	Per dwelling	9	1
	Attached dwellings	Per dwelling	6	0.67
	Retirement dwellings	Per dwelling	5	0.56
Non-residential development	Commercial	100m <sup>2</sup> GFA	10	1.11
	Community purpose other than an Educational Establishment	100m <sup>2</sup> GFA	10	1.11
	Community purpose for an Educational Establishment	Per student and staff	1.46	0.16
	Industry	100m <sup>2</sup> GFA	5	0.56
	Retail and entertainment	100m <sup>2</sup> GFA	121	13.44

**Table SC6.20F Road transport infrastructure network – summary of design characteristics**

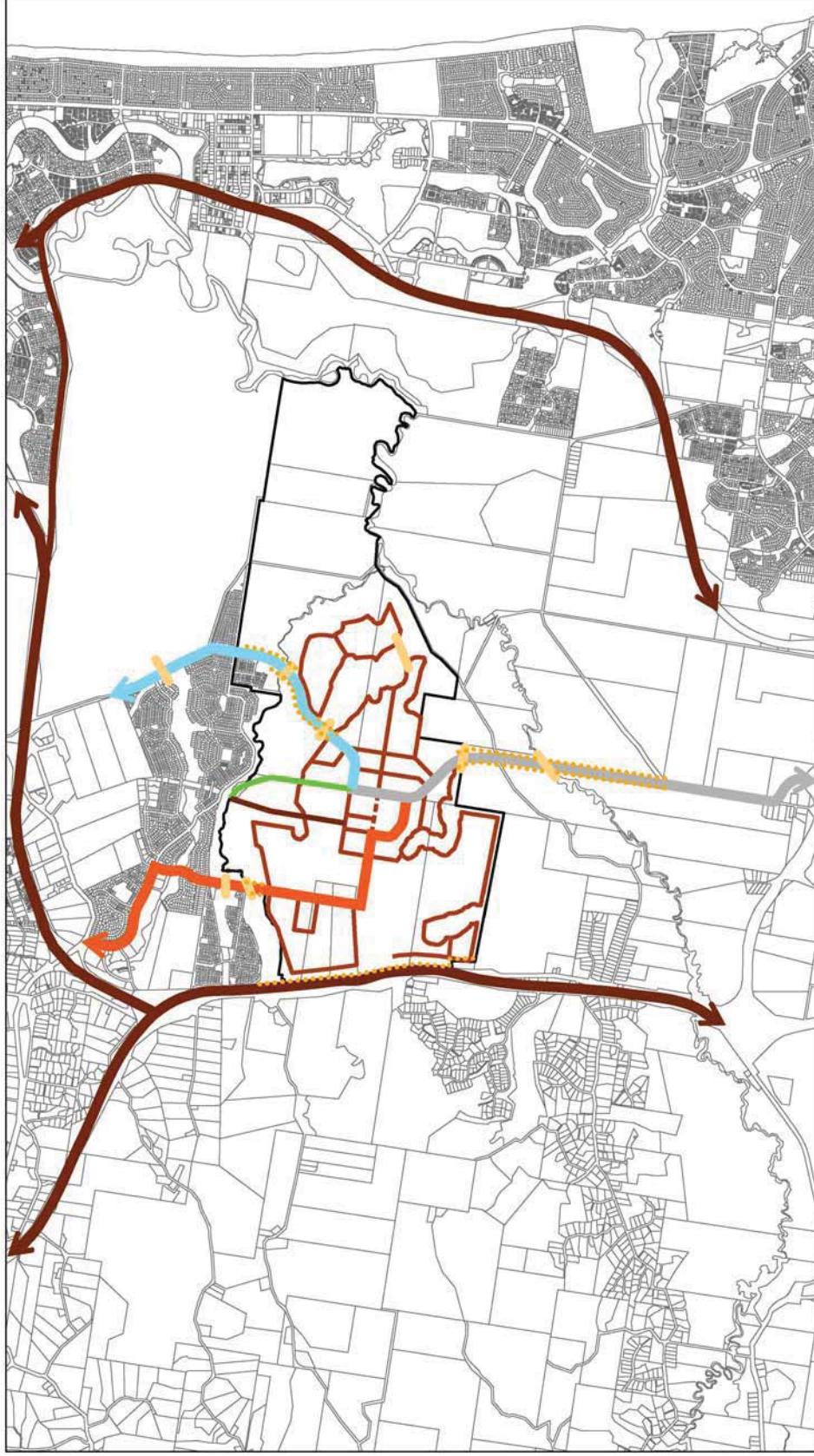
Road type	Minimum road reserve width	Typical features and treatments	Cross-section reference
Sub-arterial Road "Type A"	29.6 metres	<ul style="list-style-type: none"> <li>Two general movement lanes (one in each direction).</li> <li>On-road dedicated cycle lane each side.</li> <li>Landscaped median (where required by the applicable infrastructure agreement).</li> <li>Indented bus bays.</li> <li>Dual use path (3.0m minimum width) in each verge.</li> <li>Direct property access to major development only.</li> <li>Intersection spacing to be 300m minimum.</li> <li>No on-road car parking generally, but if provided to be in indented parking bays with corresponding increase in minimum road reserve width.</li> <li>Fauna fencing, crossings, and other structural/non-structural treatments as required.</li> </ul>	<b>Figure SC6.20C, SC20.D and SC6.20E (Sub-arterial road type A typical cross section)</b>
Sub-arterial Road "Type B" (Note: this road is proposed to be constructed in two stages, as shown on the referenced cross-sections)	37.0 metres	<ul style="list-style-type: none"> <li>Four general movement lanes (two in each direction).</li> <li>On-road dedicated cycle lane each side.</li> <li>Landscaped median.</li> <li>Dual use path (3.0m minimum width):-                             <ul style="list-style-type: none"> <li>in each verge for the section of road within the Palmview Structure Plan area boundary; and</li> <li>in one verge only for the section of road outside the Palmview Structure Plan Area boundary;</li> </ul> </li> <li>Direct property access to major development only.</li> <li>Intersection spacing to be 300m minimum.</li> <li>No on-road car parking generally, but if provided to be in indented parking bays with corresponding increase in minimum road reserve width.</li> </ul>	<b>Figure SC6.20F, SC6.20G and SC6.H (Sub-arterial road type B typical cross section)</b>

Road type	Minimum road reserve width	Typical features and treatments	Cross-section reference
		<ul style="list-style-type: none"> <li>Fauna fencing, crossings, and other structural/non-structural treatments as required.</li> </ul>	
District Collector Street	29.6 metres	<ul style="list-style-type: none"> <li>Two general movement lanes (one in each direction).</li> <li>On-street dedicated cycle lane each side.</li> <li>Landscaped median.</li> <li>Indented bus bays.</li> <li>Dual use path (3.0m minimum width) in one verge and footpath (2.0m minimum width) in other verge.</li> <li>Direct property access to major development only, or alternatively restricted to "left in/left out".</li> <li>Intersection spacing to be 100m minimum.</li> <li>Indented parking bays.</li> <li>Fauna fencing, crossings, and other structural/non-structural treatments as required.</li> </ul>	<b>Figure SC6.20I and SC6.20J (District Collector Street typical cross section)</b>

**Table SC6.20G Minimum widths of infrastructure elements within road corridors**

Infrastructure element	Minimum width
Roads (general traffic lanes)	3.5 metres on sub-arterial roads 3.3 metres on district collector streets
Parking lanes	2.3 metres
Dual use paths	3.0 metres
Footpaths	2.0 metres
Recreation paths	3.0 metres
Cycle lanes	1.8 metres on district collector streets 2.0 metres on sub-arterial roads
Median	6.0 metres on sub-arterial roads 3.0 metres on district collector streets
Verge	6.5 metres on sub-arterial roads 5.5 metres on district collector streets

Figure SC6.20B Specification of transport infrastructure



Sunshine Coast  
COUNCIL

### Specification of Transport Infrastructure

**Boundaries**

- Structure Plan Area Boundary
- Cadastral Boundary
- Major Road Transport Infrastructure**
- Major Arterial Road
- Arterial Road
- Neighbourhood / Local Street
- Main Street

**Other Transport Infrastructure Elements**

- Fauna Crossing Treatment
- Fauna Fencing
- Specification of Major Road Transport Infrastructure**
- Sub-arterial Road Type A (29.6m reserve)
- Sub-arterial Road Type B (37m reserve)
- District Collector Street (29.8m reserve)
- Specification of Major Public and Active Transport Infrastructure**
- Local Public Transport Corridor (PT) (15m reserve)
- Dedicated Bicycle and Pedestrian Corridor (AT) (10m reserve unless co-located in a road reserve)

0 250 500 1,000 Metres  
1:24,000

N

## Figure SC6.20B

Amended 1 April 2016  
Sunshine Coast Shire Planning Scheme 2014

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Figure SC6.20C Sub-arterial Road Type A with centre median

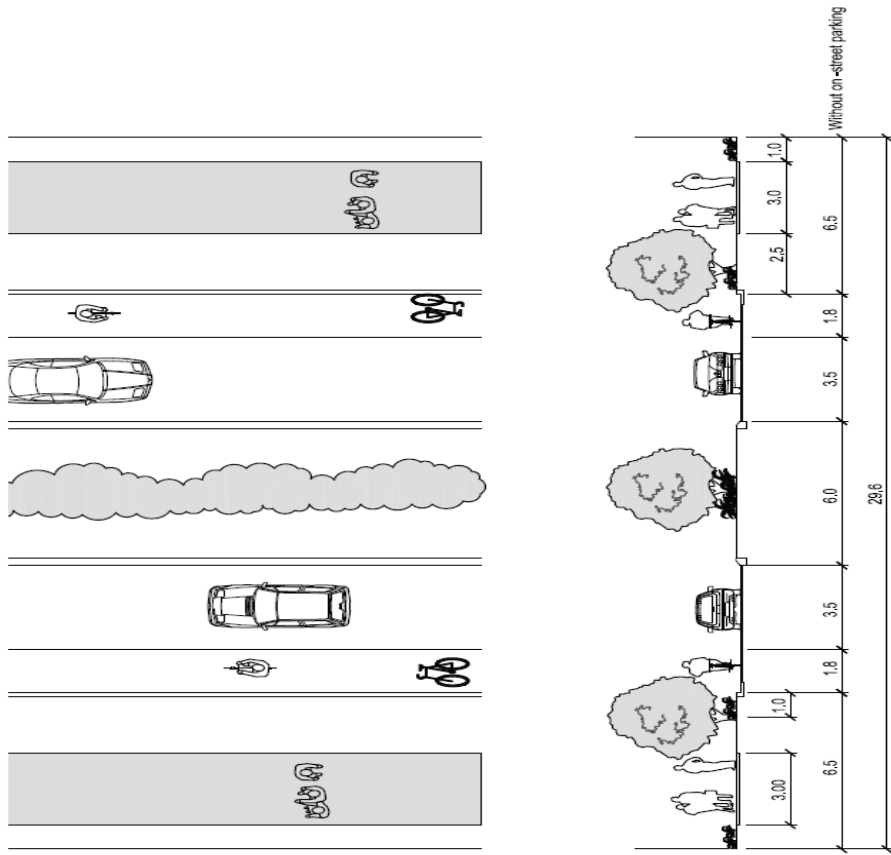
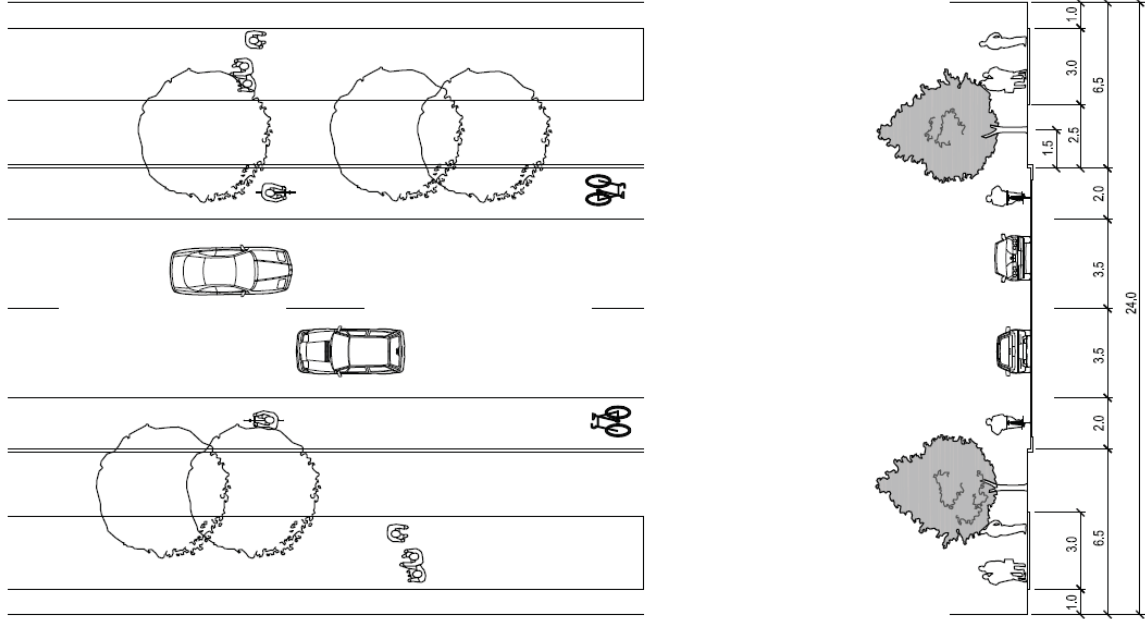


Figure SC6.20D Sub-arterial Road Type A with no centre median



Claymore Road Link

Claymore Road Link



Figure SC6.20E Sub-arterial Road Type A bridge

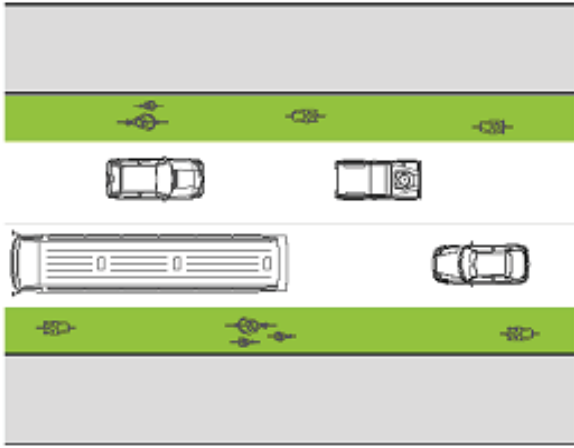
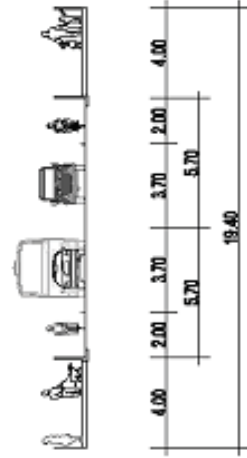
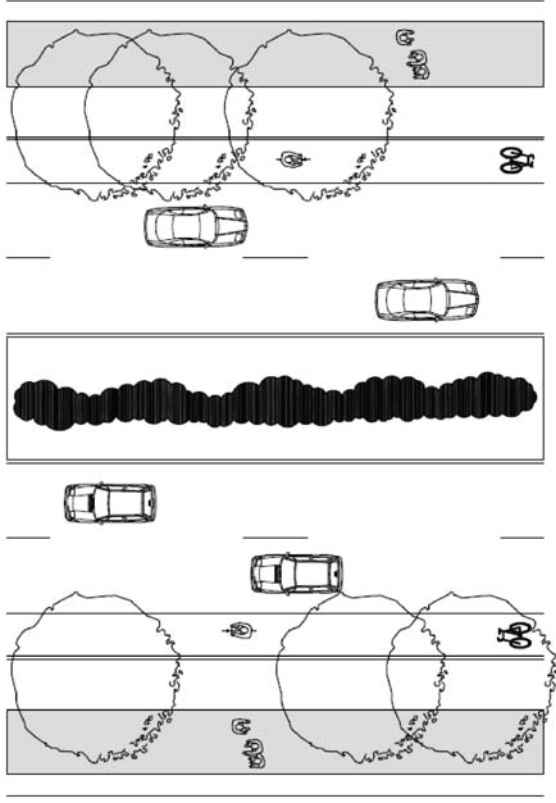
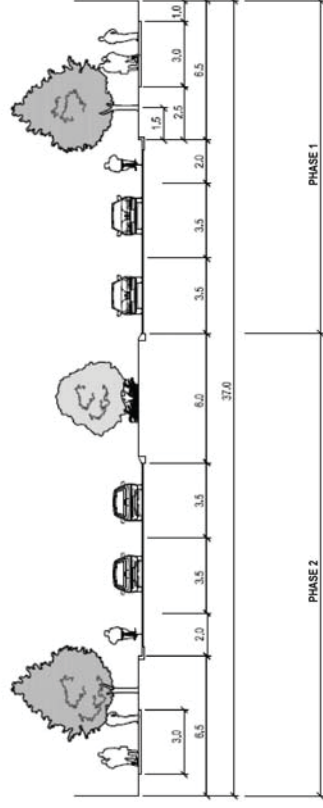


Figure SC6.20F Sub-arterial Road Type B with kerb and channel



Claymore Road Bridge



Southern Road Link



Figure SC6.20G Sub-arterial Road Type B with table drains

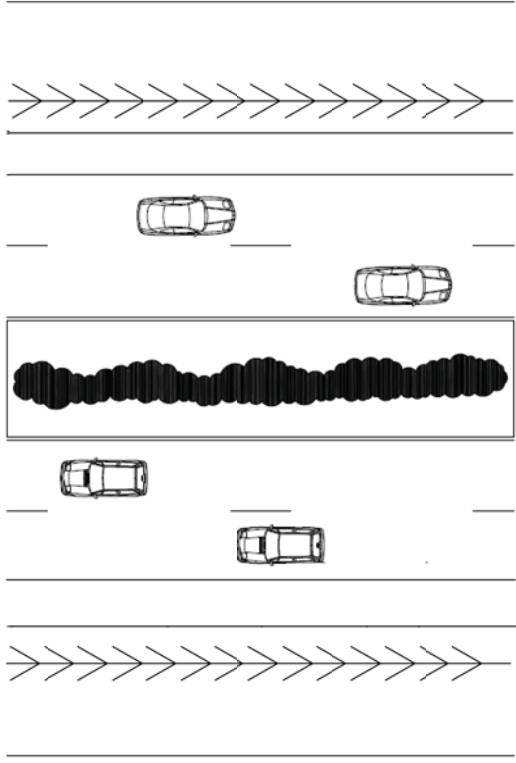
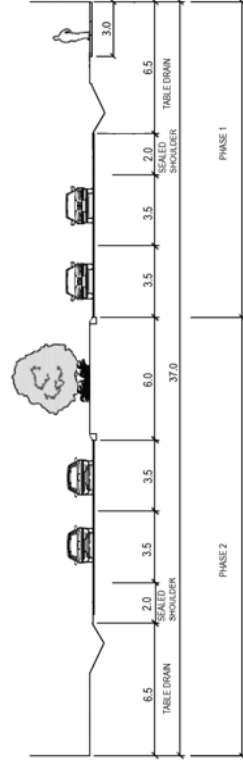
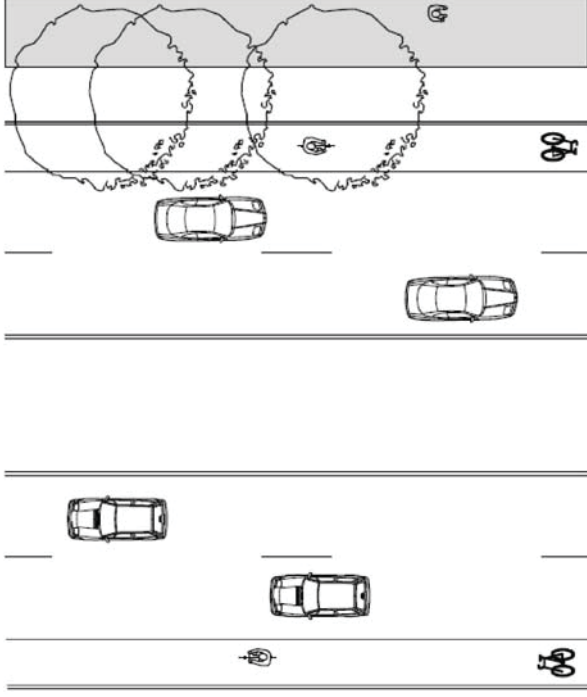
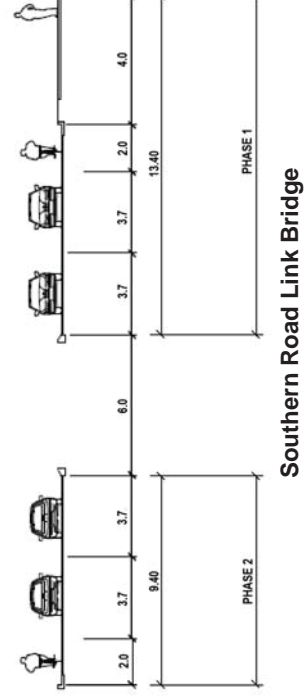


Figure SC6.20H Sub-arterial Road Type B bridge



SUBARTERIAL TYPE B WITH TABLE DRAINS  
Southern Road Link



Southern Road Link Bridge

Figure SC6.201 District Collector Street

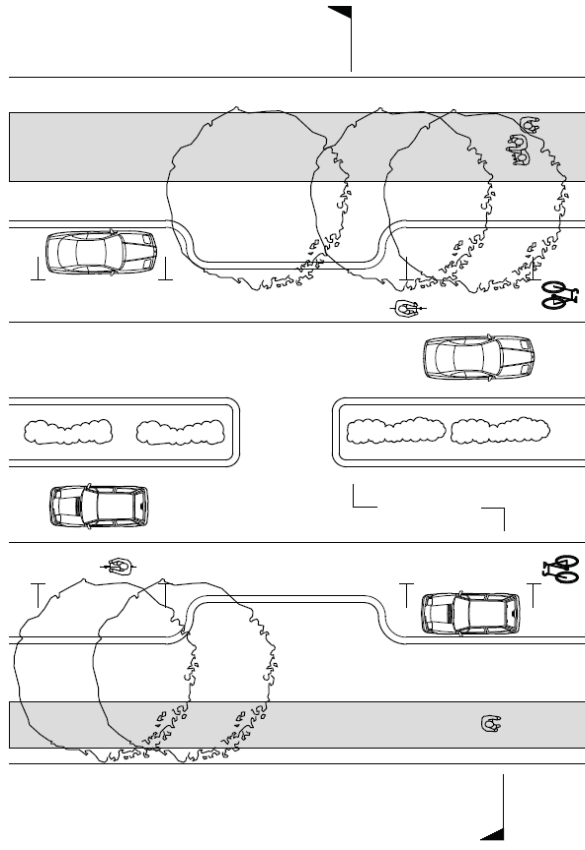
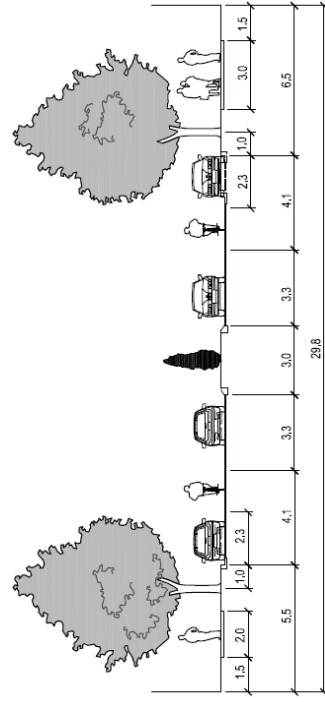
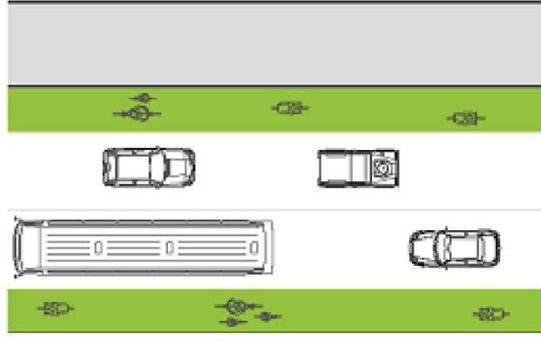
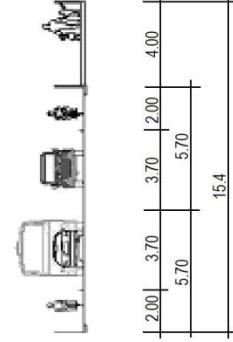


Figure SC6.20J District Collector Street Bridge



District Collector Street

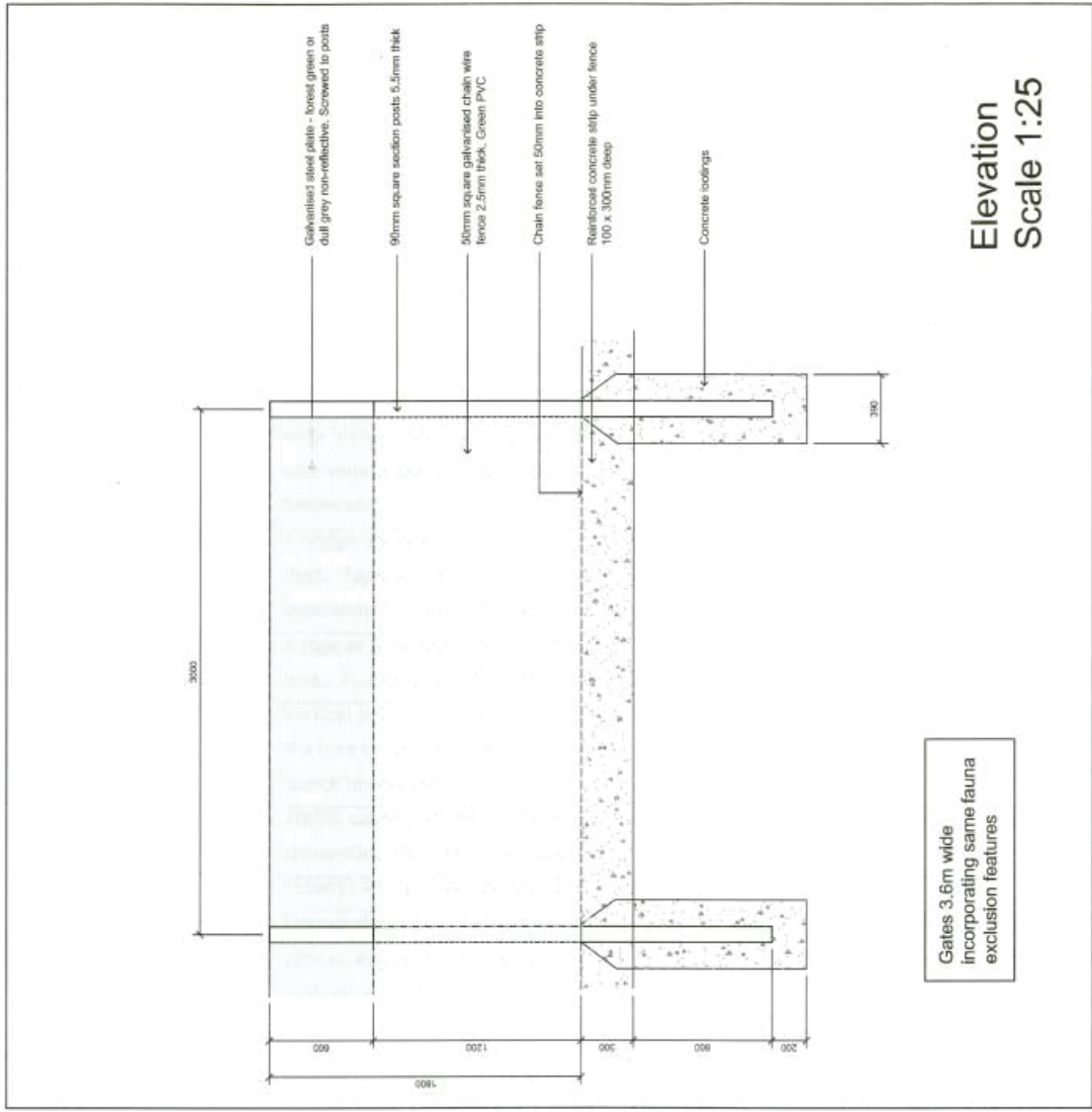
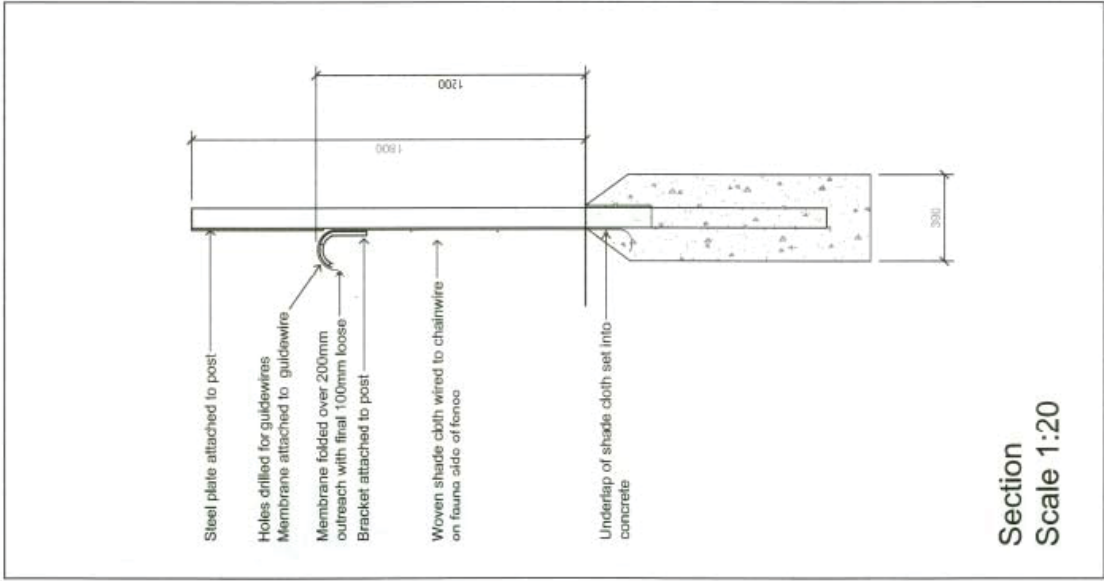


Springhill Drive Bridge

Standards, guidelines and advice for fauna movement outcomes

- (4) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the fauna movement outcomes incorporated as part of the road transport infrastructure network:-
- (a) development provides the fauna fencing in association with the road and public transport corridors in accordance with the specifications in **Figure SC6.20K (Typical fauna fence design)**; and
  - (b) development provides for the other fauna movement measures specified in **Table SC6.20H (Other fauna movement measures)**.
- (5) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are guidelines about satisfying the standards in the code for the fauna movement outcomes:-
- (a) *Fauna Sensitive Road Design – Volume 1 - Past and Existing Practices* (Queensland Department of Main Roads, 2000);
  - (b) *Fauna Sensitive Road Design Manual – Volume 2– Preferred Practices* (Queensland Department of Transport and Main Roads, 2010);
  - (c) *Fish Passage in Streams – Guidelines for Design of Stream Crossings* (Queensland Department of Primary Industries and Fisheries, 1998); and
  - (d) *Breaking the Barriers – Engineering Solutions to Ecological Problems (Symposium)* (Environment Institute of Australia and New Zealand, 2009).
- (6) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following is advice about satisfying the standards in the code for the fauna movement outcomes:-
- (a) the design of fauna protection measures should reflect landscape context, site conditions and the species being targeted; and
  - (b) an applicant should consult with the Council to determine the most appropriate measures to be implemented.

Figure SC6.20K Typical fauna fence design



**Table SC6.20H Other fauna movement measures**

Measure	Descriptions
<b>OVERPASS</b>	<b>PERMITS PASSAGE OF ANIMALS ABOVE THE ROAD</b>
Land Bridge	Also known as a green bridge, eco-duct or wildlife bridge. Typically a 30 metre wide bridge that spans across the road. The bridge has soil over it, and is planted with vegetation and landscaped with habitat features (e.g. logs, rocks, small water bodies etc.).
Overpass (small roads)	A bridge above a major road, likely to allow human/stock access across the road. Typically of a narrow design and not hour-glass shape. An overpass is commonly a minor road, possibly unsealed or single lane configuration.
Canopy/Rope Bridge	A rope or pole suspended above traffic, either from vertical poles or roadside trees. Primarily established for arboreal and scansorial species.
Glider Pole	Vertical poles positioned in the centre median, on the road verge, or traversing the land bridge. They provide species that glide intermediary landing pads and launch opportunities.
Local Traffic Management	Traffic calming to reduce the speed or volume of traffic via signage, crosswalks, chicanes, road closures etc.
<b>UNDERPASS</b>	<b>PERMITS PASSAGE OF ANIMALS BELOW THE ROAD</b>
Culvert	Frequently square, rectangular or semi-circle in shape. Usually pre-cast concrete cells or arches made of steel. They may specifically be built for wildlife passage or stormwater or flood conveyance purposes or a combination of both.
Tunnel	Also known as eco-pipe. Commonly round pipes of reasonably small diameter (i.e. less than 1.5 metres)
Bridge	A structure that raises traffic above surrounding land or maintains the grade of the road. Often facilitating water underneath, movement of local traffic or assisting wildlife passage.
<b>NON-STRUCTURAL MITIGATION</b>	<b>INCORPORATES MORE SENSITIVE ROAD DESIGN THAT ASSISTS 'NATURAL' PERMEABILITY</b>
Corridor Plantings	Strips of vegetation, comprising of similar species either side of the road. Often crossing the road providing corridor movements for animals.

## SC6.20.7 Public transport infrastructure network outcomes

### Preliminary

- (1) This section applies to the public transport infrastructure network outcomes in Performance Outcomes PO14 to PO18 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

### General advice for public transport infrastructure network outcomes

- (2) The following is general advice about satisfying the public transport infrastructure network outcomes:-
- (a) the public transport infrastructure network outcomes seek to ensure that the Palmview Master Planned Area is able to be provided with a high quality public transport service connecting major employment, retail, business, education, recreation, sporting, cultural and health facilities;
  - (b) **Other Plans Map OPM P9 (Palmview Master Planned Area public transport infrastructure network) in Schedule 2 (Mapping)** conceptually identifies the principal elements of the public transport infrastructure network, including the following:-
    - (i) the local public transport corridor;
    - (ii) local bus services; and
    - (iii) bus stops and transit stations;
  - (c) increasing the proportion of public transport trips both within the Master Planned Area and to locations outside of the Master Planned Area will not only serve to improve the sustainability of the Palmview community but will also contribute to a healthier community;
  - (d) public transport services are intended to be bus-based and form part of Translink's Sunshine Coast Network Plan. The higher order road network has been carefully designed to support the efficient circulation of buses and to provide for priority movement along identified key routes;

- (e) there is also a high level of functional integration between the public transport and bicycle and pedestrian infrastructure networks (including end of trip facilities) and it is intended that these networks be developed in unison to support the development of the Master Planned Area as a transit oriented community;
- (f) the requirements for public transport infrastructure are to be complemented with a broader strategy for the provision and use of public transport services and are to deliver a 'seed' program for public transport during the first phases of development has provided for in the applicable infrastructure agreement; and
- (g) the public transport infrastructure network outcomes are primarily intended to be satisfied by the following:-
  - (i) development providing public transport infrastructure in accordance with the applicable infrastructure agreement;
  - (ii) development ensuring that the public transport infrastructure to be provided, and in particular the local public transport corridor, is in accordance with the public transport infrastructure network and the standards for the public transport infrastructure network as specified in the **Palmview structure plan area code**; and
  - (iii) the detailed design and construction of the public transport infrastructure network incorporating appropriate urban design, landscape and environmental features and treatments.

## SC6.20.8 Bicycle and pedestrian infrastructure network outcomes

### Preliminary

- (1) This section applies to the bicycle and pedestrian infrastructure network outcomes in Performance Outcomes PO19 to PO23 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code** (bicycle and pedestrian infrastructure network outcomes).

### General advice for bicycle and pedestrian infrastructure network outcomes

- (2) The following is general advice about satisfying the bicycle and pedestrian infrastructure network outcomes:-
  - (a) the bicycle and pedestrian infrastructure network outcomes seek to create an urban environment that supports and promotes walking and cycling and those using mobility aids, and thereby reduce demand for private vehicle trips;
  - (b) **Other Plans Map OPM P10 (Palmview Master planned area bicycle and pedestrian infrastructure network)** in **Schedule 2 (Mapping)** identifies conceptually the higher order elements of the bicycle and pedestrian infrastructure network including transit lanes, on-road dedicated bicycle lanes, on-road shared bicycle/parking lanes, off-road shared pedestrian/bicycle paths and off-road dedicated bicycle paths, bridge structures and timber boardwalks;
  - (c) increasing the proportion of 'active' transport trips will not only serve to improve the sustainability of the Palmview urban community but will also contribute to a healthier community in the long term;
  - (d) the Master Planned Area is well suited to walking and cycling because of its relatively flat topography, its relatively compact urban form and its reasonably high level of access to major facilities such as the University of the Sunshine Coast and the Sunshine Coast University Hospital. There is also a high level of functional integration between the various infrastructure networks for the Palmview Master Planned Area that underpins and takes maximum advantage of these active transport modes;
  - (e) the environmental and landscape context at Palmview also provides excellent opportunities for recreation trails, with easy access to significant planned recreation trails along the Mooloolah River and Sippy Creek, providing opportunities to use these trails as key links within the active transport network;
  - (f) the bicycle and pedestrian infrastructure network is extensive and is intended to be treated as the priority movement network in the Master Planned Area; and



- (g) the bicycle and pedestrian infrastructure network outcomes are primarily intended to be satisfied by the following:-
  - (i) development providing bicycle and pedestrian infrastructure in accordance with the applicable infrastructure agreement; and
  - (ii) development ensuring that the bicycle and pedestrian infrastructure to be provided is in accordance with the bicycle and pedestrian infrastructure network and the standards for the bicycle and pedestrian infrastructure network as specified in the **Palmview structure plan area code**.

Standards and guidelines for bicycle and pedestrian infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO19(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the bicycle and pedestrian infrastructure network:-
  - (a) development provides for bicycle and pedestrian infrastructure in road transport infrastructure and public transport infrastructure to be in accordance with the typical road cross sections contained in **Section SC6.20.6 (Road transport infrastructure network outcomes)** and the **Planning scheme policy for transport and parking**.

## SC6.20.9 Urban open space infrastructure network outcomes

Preliminary

- (1) This section applies to the urban open space infrastructure network outcomes in Performance Outcomes PO31 to PO39 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code** (urban open space infrastructure network outcomes).

General Advice for Urban Open Space Infrastructure Network Outcomes

- (2) The following is general advice about satisfying the urban open space infrastructure network outcomes:-
  - (a) the urban open space outcomes seek to ensure that the Master Planned Area is provided with an appropriate range of local, district and regional urban open space areas;
  - (b) urban open space plays an important role in supporting the development of social capital and creating a healthy community and is particularly important in new and emerging communities in terms of strengthening social interaction and encouraging a sense of place, providing for recreation activities and contributing to the amenity of their urban form;
  - (c) the urban open space outcomes also seek to ensure the establishment of a legible, accessible, connected open space network while creating public open spaces that respond to each individual neighbourhood;
  - (d) **Other Plans Map OPM P11 (Palmview master planned area urban open space infrastructure network)** in **Schedule 2 (Mapping)** identifies conceptually the higher order elements of the urban open space infrastructure network planned for the **Palmview structure plan area code**;
  - (e) local recreation park components of the urban open space infrastructure network are intended to be located so as to ensure all residents and workers of the Master Planned Area are within 500 metre walking distance of a local recreation park; and
  - (f) the urban open space infrastructure network outcomes are primarily intended to be satisfied by the following:-
    - (i) development providing the urban open space infrastructure in accordance with the applicable infrastructure agreement; and
    - (ii) ensuring that detailed design and construction of urban open space has regard to the following:-
      - (A) functional characteristics, user needs (social and recreational), lifecycle costs and incorporates high quality urban and landscape design which complies with CPTED principles; and

- (B) the standards identified for the non-urban open space infrastructure network in **Appendix SC6.20A (Palmview Master Planned Area ecological and landscape protection and rehabilitation plan)**.

Standards for the urban open space infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO31(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the urban open space infrastructure network:-
- (a) development provides for land for urban open space to be provided in one contiguous parcel which is regular in shape and fit-for-purpose;
  - (b) development provides for land for urban open space to be provided to the Council in freehold tenure;
  - (c) development ensures that urban open space is above the Q20 flood levels;
  - (d) development ensures that urban open space is free of hazards and constraints, including the following:-
    - (i) land listed on the Contaminated Land Register or Environmental Management Register;
    - (ii) land known or suspected as being contaminated;
    - (iii) land required for buffer or esplanade;
    - (iv) land required for or contains an above ground utility installation such as a sewerage pump station, transformer or high voltage power lines or lies within 50 metres of an easement;
    - (v) land required as an easement over sewerage/water lines or other underground utilities or services;
    - (vi) land required principally for drainage purposes;
    - (vii) land is required for stormwater treatment or detention;
    - (viii) land within a road reserve or subject to future proposed transport corridors;
  - (e) development ensures that local, district and regional level urban open space has direct access from a public road along one side for at least 50% of its perimeter; and
  - (f) development ensures that urban open space infrastructure is provided in accordance with the desired standards of service as stated in the following:-
    - (i) **Table SC6.20I (Provision of urban open space infrastructure network)** which states the provision rate of the urban open space infrastructure network; and
    - (ii) **Table SC6.20J (Urban open space infrastructure network attributes)** which states the attributes of the urban open space infrastructure network).

**Table SC6.20I Provision of urban open space infrastructure network**

Park type Category	Park type Catchment	Park characteristics		Park catchment	
		Minimum area	Minimum width	Catchment	Park provision
Recreation parks	Local	1 ha	50m	500m (within 5 min. walk)	1 ha per 1,000 people
	District	5 ha	50m	5 km (within 30 min. walk, 20 min. cycle and 10 min. drive)	1.3 ha per 1,000 people
	Regional	20 ha	100m	30 km (public transport routes and cycleway and within 30 min. drive)	0.7 ha per 1,000 people
Sports parks	District	10 ha	150m	10 km (30 min. cycle, 10 min. drive)	1.5 ha per 1,000 people

**Table SC6.20J Urban open space infrastructure network attributes**

<b>Recreation park – Local</b>	
<p><b>Description:</b> Primarily used by the community for informal recreation, social, cultural and leisure activities and which may provide for other complementary values (e.g. landscape amenity or biodiversity conservation). In community hubs they are visually and physically connected with the community and commercial activities to help activate the locality.</p>	
<p><b>Size and topography</b></p> <ul style="list-style-type: none"> <li>• Minimum of 1.0 ha.</li> <li>• Where the topography is such that additional land is required to achieve the required facilities and setting, land area can be increased to accommodate these facilities.</li> <li>• Minimum width 50m.</li> <li>• Regular shape.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• A short 5-10 minute walk or less than 500 metres from most residences.</li> <li>• At least two sides or approximately 50% of perimeter to have road frontage.</li> <li>• Key use areas meet disability access requirements.</li> </ul> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Linked by quality recreation trail network or a pedestrian and bicycle network.</li> <li>• Pathways networks located within open space not to conflict with primary park use.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Character reflective of local identity and heritage values/space.</li> <li>• Retain existing trees at strategic locations. Plant new trees to contribute to broader amenity of the area.</li> <li>• Where a park has been located to provide views, key viewpoints need to be protected.</li> </ul>	<p><b>Natural assets (vegetation)</b></p> <ul style="list-style-type: none"> <li>• Planting to provide diversity of layers and qualities for wildlife needs – food sources, connection, protection and breeding.</li> <li>• Planting style allowing for kick about cleared area.</li> <li>• Protect and sustain ecologically important areas / support local biodiversity consistent with primary function.</li> </ul> <p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.</li> <li>• Play spaces are located in safe areas (good surveillance).</li> <li>• Safe access for pedestrians - lighting.</li> <li>• Emergency vehicle access.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• Open grassed area for passive recreation with shaded spaces for social interaction and provide visual amenity for external users.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Above Q20 (defined WSUD/flood event).</li> <li>• Buildings are to be above Q100.</li> <li>• Kick about and social spaces are well drained.</li> </ul> <p><b>Activities</b></p> <ul style="list-style-type: none"> <li>• Land use.</li> <li>• Community Hubs.</li> <li>• To meet the Desired Standards of Service of Social Infrastructure Strategy.</li> </ul>
<b>Recreation park – Town Park</b>	
<p><b>Description</b> Primarily used by the community for informal recreation, social, cultural and leisure activities. Located in a community hub. A location for events, celebrations and community gatherings of a civic/ community nature.</p>	
<p><b>Size and topography</b></p> <ul style="list-style-type: none"> <li>• Minimum of 3 ha.</li> <li>• Minimum width 100m.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• At least one side or approximately 50% of perimeter to have road frontage.</li> <li>• Key use areas meet disability access requirements.</li> <li>• Co-located with retail/commercial spaces, community facilities, and/or schools to help activate the locality.</li> </ul>	<p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk.</li> <li>• Safe access.</li> <li>• Emergency vehicle access.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• Community meeting spaces for social, cultural and leisure activities and which may provide for other complementary values (e.g. Landscape amenity).</li> <li>• Civic meeting and gathering space.</li> </ul>

<p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Linked to quality recreation trail network or a pedestrian and bicycle network.</li> <li>• Central to key civic and community facilities.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Character reflective of local identity and heritage values/space. Designed and managed to support community and social adjoin activities.</li> </ul>	<p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Land to be above Q20 (defined flood event).</li> <li>• Buildings are to be above Q100.</li> <li>• Grassed spaces are well drained.</li> </ul> <p><b>Activities</b></p> <ul style="list-style-type: none"> <li>• Provision of space for civic events/celebration.</li> <li>• Skate/youth facility.</li> <li>• Diverse range of recreational and social spaces.</li> <li>• Space for cultural and community events.</li> </ul>
<b>Recreation park – district</b>	
<p><b>Description</b></p> <p>Primarily used by the community for recreation, social, cultural and leisure activities and may provide for other complementary values (e.g. landscape amenity or biodiversity conservation). District recreation parks provide more diverse opportunities for recreation experiences and may support nature- based recreational experiences.</p>	
<p><b>Size and topography</b></p> <ul style="list-style-type: none"> <li>• 5 ha.</li> <li>• Where the topography is such that additional land is required to achieve the required facilities and setting, land area can be increased to accommodate these facilities.</li> <li>• Minimum width 50m.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• 5 km from most residences.</li> <li>• Generally located in urban areas or areas of special interest and may adjoin other community facilities.</li> <li>• On or close to a distributor or arterial road and within walking distance to regular public transport.</li> <li>• At least one side or approximately 50% of perimeter to have road frontage.</li> <li>• Provision of off street car parking.</li> </ul> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Located on a recreation trail or on a pedestrian and bicycle network.</li> <li>• May provide a trail head for urban and non-urban trails.</li> <li>• Pathways networks located within open space not to conflict with primary park uses.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Character reflective of local identity and heritage values.</li> <li>• Retain existing trees at strategic location and planting new trees to contribute to broader amenity of the area.</li> <li>• Kick about spaces to be retained for passive recreation opportunities and spaces to accommodate events.</li> <li>• Consider use of durable materials and more permanent features (e.g. walls).</li> <li>• Where a park has been located to provide views, key viewpoints need to be identified and planted with lower vegetation where replanting occurs.</li> </ul>	<p><b>Natural assets (vegetation)</b></p> <ul style="list-style-type: none"> <li>• 'Bushland' planting style while allowing for kick about cleared area, play spaces, event spaces and community garden areas.</li> <li>• Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding.</li> <li>• Protect and sustain ecologically important areas/ support local biodiversity consistent with primary function.</li> </ul> <p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.</li> <li>• Play spaces are located in safe areas.</li> <li>• Emergency vehicle access.</li> <li>• Pedestrian pathways to be lit.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• District recreation parks provide a more diverse range of passive, social, cultural and recreational experiences through supporting land and infrastructure.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Land (minimum of 70%) to be above Q20 (defined flood event).</li> <li>• Buildings are to be above Q100.</li> <li>• Kick about and social spaces are well drained.</li> <li>• WSUD.</li> </ul>

**Recreation park – regional**

**Description**

Primarily used by the community for informal recreation, social, cultural and leisure activities and which may provide for other complementary values (e.g. landscape amenity or conservation). Sunshine Coast wide recreation parks provide a wider range of experiences and opportunities that encourage longer stays for a diverse range of users.  
Botanic Gardens are contained in this category.

**Size and topography**

- 20 ha.
- Minimum width 100m.

**Access and location**

- In urban areas <30 km most residences.
- On or close to arterial road with regular public transport to the site.
- At least two sides or approximately 50% of perimeter to have road frontage.
- Provision of dispersed onsite car parking essential to reduce visual impact.
- Located on a recreation trail.

**Linkages**

- Located on a recreation trail or on a pedestrian and bicycle network.
- Provides a trail head for urban and non-urban trails.
- Pathway networks located within open space not to conflict with primary park uses.
- Pedestrian pathways link activity areas.

**Landscape and character**

- Character reflective of local identity and heritage values.
- Retain existing trees at strategic locations and plant new trees to contribute to broader amenity of the area.
- Larger open spaces (e.g. kick about space) to be retained for passive recreation and social opportunities (e.g. major events).
- Consider use of durable materials and more permanent features (e.g. walls).
- Where a park has been located to provide views, key viewpoints need to be identified and planted with lower vegetation where replanting occurs.

**Natural assets (vegetation)**

- 'Bushland' planting style while allowing for kick about cleared area.
- Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding.
- Protect and sustain ecologically important areas/ support local biodiversity consistent with primary function.

**Safety and security**

- The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.
- Play spaces are located in safe areas.
- Emergency vehicle access.
- Safe light areas for night time use and pedestrian linkage.

**User benefits**

- Provides for a large range of outdoor and passive recreational experiences including play spaces, open space and informal kick about area, landscape and amenity and provides BBQ, shelters and major gathering spaces and opportunities for festivals and celebration.

**Flood immunity**

- Land to be above Q20 (defined flood event).
- Buildings are to be above Q100.
- Kick about and social spaces are well drained.

**Recreational trails**

**Description**

Recreation trails are provided for the primary purpose of recreational activities such as walking, horse riding and mountain biking. Recreation trails often traverse through a range of land tenures. These places have a different intent to the pedestrian and bicycle networks co-located with roads infrastructure, which exist primarily to expedite modes of movement.

**Size and topography**

- 12m wide corridor incorporating a 1.5 – 3m wide pathway.
- A variety of distances and circuits to be provided.
- Natural contours are to be followed to ensure even trail grades.
- Ensure local drainage is maintained along

**Landscape and character**

- Where space allows, without compromising the lands core function, the trail gently meanders to take advantage of natural and constructed features and provide an element of discovery.
- Desirable for 60% of trail to have access to shade from vegetation.
- Trails are to be interesting and routed through

<p>water courses.</p> <ul style="list-style-type: none"> <li>Poorly drained areas and areas with high erosion to be avoided.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>Trails to connect to recreation parks, sports grounds, and traverse drainage reserves, appropriate environment reserves, Conservation/national parks to activate the open space network and create a sense of connection to and immersion in open space.</li> <li>Trails to be located close to edges of parks to reduce impacts on park users.</li> <li>Trail location to give consideration to the user and service vehicle access requirements for maintenance.</li> </ul> <p><b>Provision</b></p> <ul style="list-style-type: none"> <li>Consider access for residents to be &lt;500m from a recreation trail.</li> </ul> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>Trails are linked to community hubs (cafes, community facilities) parks, reserves and sports grounds, active transport networks and the non-urban trail networks.</li> </ul>	<p>different vegetation and landform.</p> <ul style="list-style-type: none"> <li>Where determined, environmental and cultural features are outlined in interpretive information.</li> <li>Recycled/sustainable construction materials preferred. Where not possible materials that are durable or can be reused are required.</li> </ul> <p><b>Natural assets (vegetation)</b></p> <ul style="list-style-type: none"> <li>Taller trees for shading.</li> <li>Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding.</li> <li>Trails constructed to so as not to impact on existing trees and reduce need for constant pruning.</li> <li>Porous materials to be considered in suitable areas to improve water penetration and reduce sheet flow.</li> </ul> <p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.</li> <li>Trails are located a minimum of 5m from the constructed road.</li> <li>Safety signage and fencing where necessary.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>At planning stage determine what users (e.g. walking, cycling and equestrian) and level of accessibility.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>The provision of appropriate drainage must be considered in the trail planning, design and construction process.</li> </ul>
<b>Sport grounds – district</b>	
<p><b>Description</b></p> <p>Facilities for formal sporting and active recreation activities including ovals, courts and circuits. They may also provide local recreation park facilities outside of formal sporting hours as well as recreation facilities for families attending sporting events. Contribute to amenity and local biodiversity by appropriate vegetation planting on boundaries.</p>	
<p><b>Size and topography</b></p> <ul style="list-style-type: none"> <li>10 ha. A number of sports may co-locate or adjoin district recreation parks creating a larger open space.</li> <li>Principally a flat site with 5% gradient or less.</li> <li>Minimum width 150m.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>In urban areas &lt;10 km.</li> <li>Close to a collector road with on-site car parking provided.</li> <li>At least two sides or approximately 50% of perimeter to have road frontage.</li> <li>In higher density areas co-locate with community infrastructure where possible.</li> <li>Located on public transport routes and stops.</li> </ul>	<p><b>Natural assets (vegetation)</b></p> <ul style="list-style-type: none"> <li>Boundary area and corners of site substantially planted with locally native tree/shrub species.</li> </ul> <p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.</li> <li>Play spaces are located in safe areas.</li> <li>Emergency vehicle access.</li> <li>Perimeter fencing for safety of users.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>District sports grounds provide community access to a variety of active formal sporting, cultural and recreation facilities.</li> <li>Multi use and multi-function configuration</li> </ul>



<p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Located on a recreation trail or on a pedestrian and bicycle network.</li> <li>• Connected to residential and school/community facilities.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Designed to reduce impact of flood lighting on adjacent areas.</li> <li>• Use of appropriate design and management principles (e.g. on-site water storage and treatment) to reduce nutrient flow and weed invasion from the site.</li> <li>• Designed to positively contribute to the amenity of surrounding areas.</li> <li>• Shade trees dividing fields, shaded car parking.</li> </ul>	<p>preferred.</p> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Buildings and fenced areas above Q100.</li> <li>• Playing fields above Q20.</li> <li>• Wetland treatment areas above Q10.</li> <li>• Playing surfaces are well drained.</li> </ul> <p><b>Activities</b></p> <ul style="list-style-type: none"> <li>• Assessment of existing facilities within the district to inform preferred layout.</li> </ul>
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Standards for embellishments associated with urban open space infrastructure network

- (4) For the purposes of Performance Outcome PO31(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the standards identified in the code for the desired level of embellishments for each type of urban open space area are specified in **Table SC6.20K (Embellishment standards for urban open space infrastructure)**.

**Table SC6.20K Embellishment standards for urban open space infrastructure**

Embellishments	Local Recreation	District Recreation	Regional Recreation	District Sport	Town park
Earthworks (grading, levelling and grassing)	✓	✓	✓	✓	✓
Weed free	✓	✓	✓	✓	✓
Tree planting	✓	✓	✓	✓	✓
Signage (name / info)	✓	✓	✓	✓	✓
Interpretive signage		✓	✓		✓
Road access (external)		✓	✓	✓	✓
Vehicle access / road (internal / fire management)		✓	✓	✓	✓
Vehicle access (emergency vehicles)	✓	✓	✓	✓	✓
Public art			✓		✓
Car parking (on-site) - (10 formal spaces per ha plus additional on-street parking)		✓	✓	✓	
Vehicle barriers/ bollards	✓	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓	✓
Footpath / bikeway (internal)		✓	✓	✓	✓
Footpath / bikeway (external linkage)		✓	✓	✓	✓
Flat, well drained play area	✓	✓	✓	✓	✓
Shade structures / shade sails	✓	✓	✓	✓	✓
Bench seating – 3 seats per ha	✓	✓	✓	✓	✓
Picnic table / shelters	✓	✓	✓	✓	✓
Barbecues		✓ (max 2 double BBQs)	✓ (max 4 double BBQs)		
Drinking fountains	✓	✓	✓	✓	✓
Toilet block - 8 stall unisex (including disabled)		✓ (1 block)	✓ (2 blocks)	✓ (1 block with change rooms)	✓ (1 block)
Skate park					✓
Play space / youth / fitness equipment with softfall and shade over equipment areas	✓	✓	✓	✓	✓
Lighting / security lighting pathways	✓	✓	✓	✓	✓

Embellishments	Local Recreation	District Recreation	Regional Recreation	District Sport	Town park
Plaza – hard stand area					✓
Sports field lighting and 3 phase power				✓	✓
Fenced dog park		✓	✓		
Landscaping / gardens	✓	✓	✓	✓	✓
Multi-purpose fields				✓	
Multi-purpose courts				✓	
Storage sheds				✓	
Clubhouse / change rooms				✓	
Kiosk				✓	✓
Spectator seating				✓	
Bus set down			✓	✓	✓
Rubbish bins	✓	✓	✓	✓	✓
Drainage	✓	✓	✓	✓	✓
Fencing	✓	✓	✓	✓	
Design	✓	✓	✓	✓	✓
Suitable building sites		✓	✓	✓	
Serviced site with water, sewer, stormwater and electricity	✓	✓	✓	✓	✓

Guidelines for minimising ongoing lifecycle and management costs of the urban open space infrastructure network

- (5) For the purposes of Performance Outcome PO39 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are guidelines about satisfying the standards in the code for the minimising ongoing lifecycle and management costs of the urban open space infrastructure network:-
- development provides for the use of landscape features such as mounding and stone walls rather than the provision of generic play equipment in the urban open space infrastructure network;
  - development provides for the use of native endemic species in landscaping and the reduction of areas of manicured lawns in the urban open space infrastructure network;
  - development provides for the inclusion of solar lighting in the urban open space infrastructure network; and
  - development provides for the use of recycled water in the urban open space infrastructure network.

## SC6.20.10 Community facilities infrastructure network outcomes

Preliminary

- (1) This section applies to the community facilities infrastructure network outcomes in Performance Outcomes PO45 to PO47 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for community facilities infrastructure network outcomes

- (2) The following is general advice about satisfying the community facilities infrastructure network outcomes:-
- the community facilities infrastructure network outcomes seek to ensure that the Master Planned Area is provided with an appropriate range of community facilities;
  - community facilities and services, and access to those, play an important role in supporting the development of social capital and are particularly important in new and emerging communities that need to establish local connections and a sense of place;
  - Other Plans Map OPM P13 (Palmview Master Planned Area community facilities infrastructure network)** of the **Palmview Structure Plan** identifies conceptually the higher

order elements of the community facilities infrastructure network planned for the Master Planned Area;

- (d) the community facilities infrastructure outcomes are primarily intended to be satisfied by:-
- (i) development providing community facilities infrastructure in accordance with the applicable infrastructure agreement and **Table SC6.20L (Attributes of community facilities infrastructure)**; and
  - (ii) ensuring that the detailed design and construction of community facilities has regard to functional characteristics, user needs, whole of lifecycle costs and incorporates high quality urban and landscape design; and
- (e) developers are encouraged to complement requirements for community facilities infrastructure with a broader strategy for developing social capital and work in partnership with the Council to deliver a tailored community development program.

**Table SC6.20L Attributes of community facilities infrastructure**

<b>Community Facilities – District</b>	
<b>Description</b> General community use facility providing meeting spaces for social, educational and recreational activities, health/ support services and information	
<p><b>Size</b></p> <ul style="list-style-type: none"> <li>• 1 ha land.</li> <li>• 1,500m<sup>2</sup> GFA.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• At least one side or approximately 25% of perimeter to have road frontage.</li> <li>• Access, site and buildings meet disability access requirements.</li> <li>• Co-located with retail/commercial spaces, other community facilities, open space and/or schools to help activate the locality and create a vibrant civic gathering space.</li> </ul> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Linked to public transport and pedestrian/bicycle networks.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Location and design responds to the surrounding natural and built environment and respect and celebrate local identity, character and heritage.</li> <li>• Where a facility has been located to provide views, key viewpoints need to be protected.</li> </ul>	<p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• Crime Prevention through Environmental Design (CPTED) principles address access, site and building design.</li> <li>• Setting, site and building design maximises casual surveillance.</li> <li>• Emergency vehicle access.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• Multi-function, flexible spaces that responds to the diverse and changing needs of the community and encourages participation, creativity, healthy lifestyles and community wellbeing.</li> <li>• Encourages community networks and activity, pride and ownership.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Buildings are to be above Q100.</li> </ul>
<b>Community Facilities – Local/meeting space</b>	
<b>Description</b> General community use facility providing meeting spaces for social, educational and recreational activities, health/ support services and information	
<p><b>Size</b></p> <ul style="list-style-type: none"> <li>• 3,000m<sup>2</sup> land.</li> <li>• 300-800m<sup>2</sup> GFA.</li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• At least one side or approximately 25% of perimeter to have road frontage.</li> <li>• Access, site and buildings meet disability access requirements.</li> <li>• Co-located with retail/commercial spaces,</li> </ul>	<p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• Crime Prevention through Environmental Design (CPTED) principles address access, site and building design.</li> <li>• Setting, site and building design maximises casual surveillance.</li> <li>• Emergency vehicle access.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• Multi-function, flexible spaces that responds to the</li> </ul>

<p>other community facilities, open space and/or schools to help activate the locality and create a vibrant civic gathering space.</p> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Linked to public transport and pedestrian/bicycle networks.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Location and design responds to the surrounding natural and built environment and respect and celebrate local identity, character and heritage.</li> <li>• Where a facility has been located to provide views, key viewpoints need to be protected.</li> </ul>	<p>diverse and changing needs of the community and encourages participation, creativity, healthy lifestyles and community wellbeing.</p> <ul style="list-style-type: none"> <li>• Encourages community networks and activity, pride and ownership.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Buildings are to be above Q100.</li> </ul>
<b>Aquatic Facility – District (minor)</b>	
<p><b>Description</b></p> <p>An aquatic centre consisting of lap swimming, water play and other ancillary infrastructure to cater for the district.</p>	
<p><b>Size and topography</b></p> <ul style="list-style-type: none"> <li>• Minimum 10,000m<sup>2</sup> usable unconstrained area which includes: <ul style="list-style-type: none"> <li>○ requirements for car parking</li> <li>○ emergency vehicle access</li> <li>○ pedestrian pathways within the complex</li> <li>○ equitable access designs</li> <li>○ Landscape buffers</li> <li>○ space for sustainable initiatives i.e. solar, backwash water recycling.</li> <li>○ Waterspace approx. 500m<sup>2</sup></li> </ul> </li> </ul> <p><b>Access and location</b></p> <ul style="list-style-type: none"> <li>• Co-location with compatible uses such as other community infrastructure such as libraries, youth spaces, neighbourhood centres, active recreation facilities, skate parks, business centres, schools and shopping centres.</li> </ul> <p><b>Linkages</b></p> <ul style="list-style-type: none"> <li>• Linked to public transport and pedestrian/bicycle networks.</li> </ul> <p><b>Amenity impact</b></p> <ul style="list-style-type: none"> <li>• Aquatic facilities can create a level of noise that could be considered excessive in relation to adjoining sensitive land uses. Consideration needs to be given to the land uses sharing a boundary with a potential site and if the facility is likely to cause impacts that will not be able to be mitigated.</li> </ul> <p><b>Landscape and character</b></p> <ul style="list-style-type: none"> <li>• Location and design responds to the surrounding natural and built environment and respects local identity, character and heritage.</li> </ul>	<p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>• Crime Prevention through Environmental Design (CPTED) principles address access, site and building design.</li> <li>• Emergency vehicle access.</li> </ul> <p><b>User benefits</b></p> <ul style="list-style-type: none"> <li>• Facility caters for a wide range of compatible experiences and uses and contributes to a physically active and healthy community.</li> </ul> <p><b>Flood immunity</b></p> <ul style="list-style-type: none"> <li>• Site is above Q100.</li> </ul>

## Skate/youth facility – District

### Description

Facilities for skate, bicycle and youth activity to cater for a range of skill and levels to encourage physical activities and social engagement. May include a variety of element s- plaza, bowl, half pipe and street.

### Size

- 500-1,000m<sup>2</sup> active space.
- Located within the Town park.

### Access and location

- On or close to a distributor or arterial road within walking distance to regular public transport.
- Linked to a pedestrian and cycle network.
- Co-located with compatible community purposes/facilities.
- At least 2 sides – 50% road frontage.
- High level of visual surveillance (24 hours).

### User benefit

- Variety of challenge and skill levels provided for.
- An activity vibrant, physically and healthy.

### Safety and security

- The use of CPTED principles.
- Emergency access to the site.
- Well-designed facility.
- Safe access to public toilets, seating and shade.

### Flood immunity

- Site to be above Q20 and well drained.

### Amenity impact

- Excessive noise levels require compatible adjoining land uses.
- At least 80m from residential land.
- Character and identity of park to be considered.

## SC6.20.11 Energy infrastructure network outcomes

### Preliminary

- (1) This section applies to the energy infrastructure network outcomes in Performance Outcomes PO48 to PO49 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

### General advice for energy infrastructure network outcomes

- (2) The following is general advice about satisfying the energy infrastructure network outcomes:-
  - (a) the energy infrastructure outcomes of the **Palmview structure plan area code** seek to ensure that the Master Planned Area is provided with reliable sources of energy and that opportunities for sustainable energy generation are incorporated into new development so as to reduce reliance on the predominantly coal fired power grid;
  - (b) it is anticipated that an emphasis on energy conservation and the use of alternative sources of energy will result in the Master Planned Area achieving a significant reduction in carbon emissions compared with the efficiency of urban development in 2009;
  - (c) **Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network)** in **Schedule 2 (Mapping)** identifies conceptually the higher order elements of the electricity infrastructure network for the Master Planned Area;
  - (d) the energy infrastructure network outcomes are primarily intended to be satisfied by development providing electricity infrastructure in accordance with an applicable infrastructure agreement and the requirements of the relevant Electricity Supply Authority; and
  - (e) additional advice regarding the implementation of design measures to minimise energy use in new development is specified in **Section SC6.20.4 (Sub-tropical and sustainable design outcomes)**.

## SC6.20.12 Information requirements

- (1) **Table SC6.20M (Compliance assessment requirements)** specifies the documents which a preliminary approval to which section 242 of the Act applies or another applicable development approval may require to be prepared and submitted for compliance assessment by the Council.

- (2) **Table SC6.20M (Compliance assessment requirements)** also specifies the anticipated timing of compliance assessment.
- (3) The Council may also require other supporting information in addition to that specified in **Table SC6.20M (Compliance assessment requirements)** depending on the nature of the preliminary approval to which section 242 of the Act applies or another applicable development application and the technical issues involved.
- (4) Supporting information and compliance assessment documents should be prepared by a competent person with a disciplinary background relevant to the area of interest.



**Table SC6.20M Compliance assessment requirements**

Column 1 Description of the compliance assessment document	Column 2 Anticipated timing of compliance assessment	Column 2 Purpose of document	Column 3 Matters against which the document is to be assessed
Local Ecological and Landscape Protection and Rehabilitation Plan	Subsequent to the approval of a preliminary approval to which section 242 of the Act applies and prior to the lodgement of another applicable development application.	To demonstrate that development in the applicable area will provide for the protection and rehabilitation of ecologically important areas and landscape protection areas in accordance with the provisions of the <b>Palmview Structure Plan</b> , this planning scheme policy and <b>Appendix SC6.20A (Palmview Master Planned Area ecological protection and rehabilitation plan)</b> .	Refer to <b>Section 10 (Requirements for Local Ecological and Landscape Protection and Rehabilitation Plans)</b> in <b>Appendix SC6.20A (Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan)</b>
Biodiversity Offset Plan	Subsequent to the approval of a preliminary approval to which section 242 of the Act applies and prior to the lodgement of another applicable development application.	To demonstrate how that the adverse impacts on ecologically important areas associated with providing infrastructure for the Master Planned Area are to be offset.	<p><u>Project and site description</u></p> <ul style="list-style-type: none"> <li>• Provide a detailed description of the project including project proponent, proposed works schedule, including any temporary works, and timing.</li> <li>• Identify the potential environmental impacts of the project, including any temporary impacts, including impacts arising from vegetation clearing, changes in hydrology, destruction of habitat, impacts on fauna connectivity and movement.</li> <li>• Identify proposed mitigation measures to minimise the environmental impacts of the project.</li> <li>• Clearly identify the area the subject of the Biodiversity Offset Plan and calculate the total land area affected by the project.</li> <li>• Provide a description of the land affected by the project in terms of existing and potential environmental values, including but not limited to existing and potential values identified in the <b>Palmview Structure Plan</b> and/or the Palmview Master Planned Area Ecological and Landscape Protection Plan, in relation to vegetation communities, fauna, rehabilitation potential and habitat and faunal corridors.</li> </ul>

Column 1 Description of the compliance assessment document	Column 2 Anticipated timing of compliance assessment	Column 2 Purpose of document	Column 3 Matters against which the document is to be assessed
			<p><u>Environmental offsets proposal</u></p> <ul style="list-style-type: none"> <li>• Provide a detailed description of the proposed environmental offset package including a description of the proposed offset area, rationale for choosing environmental offsets, proposed timing and staging.</li> <li>• Describe how the environmental offset package meets the principles and requirements for environmental offsets detailed in this policy, in particular the requirement to achieve a 'net environmental benefit'.</li> <li>• Justify the selection of the proposed environmental offset site in terms of achieving "like for like or better" with respect to environmental values, vegetation, habitat, species, ecosystem, landscape, hydrology and physical area compared to the impact area.</li> <li>• Outline the relationship between the proposed offset area and the Master Planned Area.</li> <li>• Outline any proposed rehabilitation works to be undertaken as part of the proposal.</li> <li>• Identify the specific roles and responsibilities of all entities involved in the implementation of the Biodiversity Offset Plan.</li> <li>• Outline proposed short and long term tenure arrangements and demonstrate how long term security of tenure will be achieved under the Environmental Offset Plan.</li> </ul> <p><u>Ongoing maintenance</u></p> <ul style="list-style-type: none"> <li>• Provide details of the ongoing management and maintenance measures to be adopted as part of the Biodiversity Offset Plan. Ongoing maintenance measures are to address such issues as signage, fencing, access arrangements, site clean-up and waste removal, fire management, pest control, fauna management, replanting failure, erosion repair and watering.</li> <li>• Identify any potential risks to the long term viability of the environmental offset site such as bushfire and drought and how these risks are proposed to be addressed.</li> </ul> <p><u>Monitoring and reporting</u></p> <ul style="list-style-type: none"> <li>• Specify the indicators for monitoring the success of the environmental offset consistent with the objectives of this policy.</li> <li>• Identify how monitoring is to be reported to Council and the remedial action to be taken where failures are identified.</li> </ul> <p><u>Additional requirements and conditions</u></p> <ul style="list-style-type: none"> <li>• A financial bond may be required by Council as assurance for proposed offset activities.</li> </ul>

## Appendix SC6.20A Palmview master planned area ecological and landscape protection and rehabilitation plan

### 1. Short Title

This document may be cited as the Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan (Plan).

### 2. Purpose

The purpose of the Plan is to provide for the following:-

- (a) the guidelines about satisfying the ecological and landscape protection outcomes (Section 5-9); and
- (b) the requirements for Local Ecological and Landscape Protections and Rehabilitation Plans to be required in a preliminary approval to which section 242 of the Act applies or other applicable development approval (Section 10).

### 3. Application

- (1) The Plan applies to the non-urban open space infrastructure network specifically identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** which includes environmental protection areas, environmental enhancement areas Types A and B, environmental transition areas and the scenic amenity and highway acoustic buffer.
- (2) The non-urban open space infrastructure network comprises the landscape units identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** which are based on the following:-
  - (a) ecological functions and values;
  - (b) existing condition;
  - (c) short and long term land use; and
  - (d) the rehabilitation outcomes for the areas in the non-urban open space infrastructure network.
- (3) An application for a preliminary approval to which section 242 of the Act applies or another applicable development application should demonstrate compliance with the Plan.
- (4) The Council may also require in a preliminary approval to which section 242 of the Act applies or another applicable development approval the preparation of a Local Ecological and Landscape Protection and Rehabilitation Plan for a particular area or landscape unit which is consistent with the Plan.

### 4. Interpretation

In this Plan:-

**Resilience-based condition assessment** means a vegetation condition assessment tool:-

- (a) which measures the inherent ability of the components of a degraded ecosystem to recover and produces condition maps that inform the development of rehabilitation strategies;
- (b) which comprises the following components:-
  - (i) details of the assessment unit;
  - (ii) a suite of vegetation condition attributes that act as surrogates or indicators of biodiversity values;
  - (iii) benchmarks for each of the attributes for each regional ecosystem;
  - (iv) an assessment methodology; and
  - (v) a scoring system which provides a final condition score such as from 0 being no degradation and excellent resilience to 6 being extreme symptoms and nil resilience; and
- (c) such as that outlined in *BioCondition, A Terrestrial Vegetation Condition Assessment Tool for Biodiversity in Queensland, Field Assessment Manual, Version 1.6* (T.J. Eyre, Al. Kelly, V. J Neldner).

Prepared for the Queensland Government, Environmental Protection Agency, Queensland Parks and Wildlife Service, 2008).

**Vegetation** means native grasslands, sedgeland, heathlands, woodlands, forest and wetlands. It includes existing stands of vegetation and areas undergoing natural regeneration, a community of vegetation and a singular plant, shrub or tree.

## 5. Guidelines for the ecological and landscape protection outcomes

The ecological protection and rehabilitation outcomes of the **Palmview Structure Plan** are intended to achieve the following end result for the non-urban open space infrastructure network:-

- (a) the retention and enhancement of all of the existing biodiversity;
- (b) the improvement of the healthy functioning and resilience of ecosystems;
- (c) the maintenance and enhancement of ecosystem services;
- (d) the recreation of wildlife habitat and corridor linkages;
- (e) the improvement of recovery of threatened communities and species;
- (f) the improvement of condition of riparian vegetation and aquatic habitat;
- (g) the improvement of soil conditioning and land and stream bank stability;
- (h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and
- (i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.

## 6. Guidelines for areas and landscape units of the non-urban open space infrastructure network

- (1) Development should provide for the use of the area in the non-urban open space infrastructure network in accordance with **Table 10.3.4.3A (Outcomes for Non-urban Open Space Infrastructure Area)** in the **Palmview Structure Plan**.
- (2) Development should achieve the ecological protection and rehabilitation outcomes and associated management requirements for the landscape units are identified in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** in the **Palmview structure plan**.

## 7. Guidelines for environmental protection areas and environmental enhancement areas

- (1) A disturbed or degraded area should be revegetated or regenerated using appropriate indigenous plant species specific to the vegetation community to return it to a representative and largely self sustainable condition.
- (2) Regeneration is the staged removal of weeds and the management of impacts in a natural area to facilitate natural recruitment of indigenous species with minimal planting at the speed of natural processes. Where regeneration will return the area to a representative and largely self sustainable condition within the agreed maintenance period it is the preferred option.
- (3) Only site specific to the specific vegetation community indigenous plant species should be used in a natural area. No hybrid or select plant should be used. Where possible local provenance stock should be used.
- (4) The successful rehabilitation of an environmental protection area occurs where:-
  - (a) all areas are clear of non-indigenous species and demonstrate multi-aged recruitment of indigenous species (to vegetation community species); and
  - (b) any random 1 metre square monitoring area demonstrates indigenous vegetation or multi-aged recruitment occupying at least 95% of the entire area, with bare areas less than 5%.

- (5) The successful rehabilitation of an environmental enhancement area occurs where at the end of 5 years, any random 1 metre square monitoring area demonstrates the following:-
  - (a) 40 % ground coverage;
  - (b) 85 % projected foliage coverage in canopy;
  - (c) < 5% failure rate; and
  - (d) no environmental or declared weeds.

## 8. General guidelines

### Fauna and flora translocation

- (1) Any work involving the translocation of flora and fauna should be approved by the Council prior to the commencement of the works.
- (2) All Federal and State government permits and approvals for the translocation of flora and fauna should be obtained and given to the Council prior to the commencement of the works.
- (3) An accredited wildlife spotter should examine the site for presence of fauna and to supervise operations, where required.

### creating or improving movement pathways for native animals

- (4) Site development should complement the management of a non-urban open space area and address the safe movement of native animals through the development site and direct native animals away from those parts of uses and development that potentially cause harm to them. Threats may arise from a variety of sources including machinery, swimming pools, deep sided drains, domestic animals, security fencing, road traffic, lighting and noise.
- (5) Specific consideration should be given to fauna exclusion fencing, fauna “funneling” fences or structures, underpasses, overpasses, culvert design, fish passage and other fauna sensitive design features, as appropriate.

### Controlling domestic pets and stock

- (6) Development should ensure that domestic pets, especially dogs and cats, and stock do not enter a non-urban open space area. Critical boundaries between wildlife habitat and movement corridors and residential, commercial or industrial areas should be identified and managed appropriately.

### Controlling pest plants and animals

- (7) Development should prevent the introduction or spread or distribution of pest animals on the site and integrate any management requirements for pest animals on the site with other natural resource management activities.
- (8) No equipment or materials (including mulch, soil, etc.) should be brought into a non-urban open space areas unless reasonably believed to be weed seed free.
- (9) All declared plants (Land Protection (Pest and Stock Route Management) Act 2002 (QLD), and Environmental Weeds as identified in **Section SC6.14.7.5 (Management of weeds)** of the **Planning scheme policy for development works** should be removed in a manner that prevents the regrowth of the declared and weed species, prevents damage to non-target species and retains indigenous vegetation and community and conservation values.
- (10) No declared plants (*Land Protection (Pest and Stock Route Management) Act 2002 (QLD)* or Environmental Weeds as identified in **Section SC6.14.7.5 (Management of weeds)** of the **Planning scheme policy for development works** should be planted.
- (11) No native vegetation should be removed or disturbed from a non-urban open space area without the prior approval of the Council;

#### Site clean up and waste management

- (12) Hazards and wastes should be removed from the site, with particular attention paid to the future public access and open space areas. This includes any wastes as defined in the *Environmental Protection Act 1994*, machinery, fencing, and equipment left over from past land uses and items of rubbish and litter.

#### Machinery and access

- (13) No machinery, equipment, materials or personnel should enter a non-urban open space area unless directly and currently undertaking works that are required to meet the conditions of a development approval.
- (14) Trees should be protected from any damage from development.
- (15) No overburden or spoil should be pushed or deposited into a non-urban open space area.
- (16) Vehicle barriers and access gates should be installed on the boundaries of a non-urban open space area, where appropriate to prevent unauthorised vehicle access. The purpose of the fencing is to protect a non-urban open space area against possible unauthorised vehicle damage and prevent unauthorised vehicular access to walking or management tracks via public entrances.

#### Tree hazard assessment

- (17) A qualified arborist should conduct a tree hazard assessment of all trees within a 10 metre distance or within striking distance of a potential or existing residential lot, infrastructure including a retained or constructed footpath or road and the edge of open space and any trees where any disturbance of the earth, drainage or storage of materials has occurred during development.
- (18) The qualified arborist should provide a written report of assessments and resultant hazard mitigation work to make safe for a period of 5 years to the satisfaction of the Council.

#### Fire management plan

- (19) Development should comply with a Fire Management Plan required in a preliminary approval to which section 242 of the Act applies or another applicable development approval which:-
- (a) satisfies the following requirements:-
- (i) address the whole of the proposed development site;
  - (ii) give consideration to the site's context within the broader area, particularly in relation to potential off-site sources of increased fire hazard;
  - (iii) identify the location and severity of potential bushfire hazard by means site-based assessment based on:-
    - (A) detailed data collected at the local level;
    - (B) factors such as vegetation type, slope, aspect, and fire history (if available);
    - (C) address on-and-off site hazard implications of the development, including those posed by any nearby bushland; and
    - (D) future land uses and ecosystem rehabilitation objectives;
  - (iv) recommend remedial measures such as specific features of the development design such as land use type, vehicular access, lot layout and house site location, proposed fire-fighting infrastructure such as water supply and fire maintenance trails, recommended standard of building construction, clearing and landscaping and advice to new residents;
  - (v) clearly state any impact of the chosen mitigation measures on the environmental values of the site and the measures taken to avoid or minimise this impact; and
  - (vi) consider the anticipated future bushfire hazard for the site that might arise as part of revegetation objectives, by allowing for the provision for future assessment in accordance with paragraph (iii); and
- (b) has been approved by a compliance certificate given by the Council.

### **9. Guidelines for management**

- (1) Development should ensure that an environmental protection area and environmental enhancement area is provided in a tenure that complies with a plan required in a preliminary approval to which section 242 of the Act applies or another applicable development approval and approved by the Council identifying the following:-



- (a) the long-term security of tenure such as conservation estate, conservation covenant, nature refuge; and
  - (b) administrative and financial arrangements.
- (2) Development should ensure that any third party contract arrangements relevant to the schedule of works in a Local Ecological and Landscape Protection and Rehabilitation Plan required in a preliminary approval to which section 242 of the Act applies or another applicable development approval are approved by the Council.
  - (3) Development should ensure that a non-urban open space infrastructure area is maintained in a manner that at least maintains and preferably enhances the condition of the ecological areas for a period of 12 months after the Council has determined that the non-urban open space area has been developed in accordance with the approved Local Ecological and Landscape Protection and Rehabilitation Plan (Conditions Met Inspection).
  - (4) Development should ensure that an Ecological Protection and Rehabilitation bond is to be provided to the Council to ensure completion of the approved Local Ecological and Landscape Protection and Rehabilitation Plan and the repair of a non-urban open space area if an activities resulting from construction and development were to impact on the identified non-urban open space areas.

## 10. Requirements for local ecological and landscape protection and rehabilitation plan

- (1) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared for a landscape unit identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-Urban Open Space Infrastructure Network)**.
- (2) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared prior to the commencement of any ecological or landscape protection or rehabilitation work and in accordance with the timing in a preliminary approval to which section 242 of the Act applies or another applicable development application.
- (3) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared by a competent person.
- (4) A Local Ecological and Landscape Protection and Rehabilitation Plan should be consistent with:-
  - (a) the ecological protection and rehabilitation outcomes and management requirements for the landscape units identified in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan**; and
  - (b) any approved Local Ecological and Landscape Protection and Rehabilitation Plan for a surrounding area.
- (5) A Local Ecological and Landscape Protection and Rehabilitation Plan should incorporate the following:-
  - (a) site description details, and in particular:-
    - (i) a definition of the site boundaries of the ecological area by reference to a plan showing the land subject to the Local Ecological and Landscape Protection and Rehabilitation Plan;
    - (ii) a description of the site, including geology, soils, acid sulphate soils, topography and drainage (including surface and groundwater), vegetation communities, significant wildlife habitat and corridor factors; and
    - (iii) a description of land use including the following:-
      - (A) past land use and management and any implications for proposed ecological protection and rehabilitation activities; and
      - (B) any current and future aspects of adjacent land that are likely to impact on the long term sustainability of the land and proposed ecological protection and rehabilitation activities.
  - (b) a resilience based condition assessment of the land the subject of the Local Ecological and Landscape Protection and Rehabilitation Plan, including an established and well documented photo-monitoring program;

- (c) the proposed rehabilitation technique to be utilised within each non-urban open space area and any resultant secondary management zones with reference to the specific ecological protection and rehabilitation outcomes in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan**, including the following:-
- (i) soil management – the measures proposed to ensure an adequate quantity of topsoil is obtained for rehabilitation which should entail procedures for stripping and stockpiling (if suitable material is on site), soil amendment and fertiliser requirements and management of noxious plant seed material (if soil is infected);
  - (ii) drainage, erosion and sediment control – the requirements for managing drainage, erosion (in particular active erosion) and sediment during rehabilitation consistent with the overall drainage, erosion and sediment control plan for the site from development to construction and post-occupancy;
  - (iii) waterways and wetlands – requirements for the enhancement of waterways and wetlands including improving bed and bank stability, aquatic habitat, riparian habitat, restoring natural water flows and watercourse processes and restoring natural flushing action to waterways having regard to the hydraulic effect of planting densities with reference to Manning’s roughness coefficient;
  - (iv) site preparation techniques – the procedures for preparing the rehabilitation of each non-urban open space area and subsequent secondary management zone to demonstrate that suitable measures are to be undertaken to ensure that the seed bed and planting soil is in a condition which is able to support the rehabilitation and that soil moisture preparation, aeration, weed removal and mulching is adequate;
  - (v) slashing regime – the frequency and timing of slashing to achieve ecological and water quality outcomes;
  - (vi) species selection and planting – the procedures for sourcing and selecting species for revegetation, identification of suitable suppliers, quantity and timing of plant deliveries, types of plant stock to be used, planting procedures and drawings and protection measures from fauna and human activities and the like;
  - (vii) creation of fauna habitat and corridors – the procedures for enhancement of wildlife habitat and corridors including any requirements for the retainment of existing habitat features, creating or improving existing movement pathways for native animals, the use of fauna friendly fences or fauna “funneling” techniques and fauna translocation; and
  - (viii) threatened species - where threatened species are present, background information on the species describing the current conservation status, demonstrating how the rehabilitation techniques selected will protect, manage and enhance the species and its habitat on the land (including individuals on the land) and including management actions that are in keeping with species recovery plans or conservation plans;
- (d) a schedule of works including project duration, timing, stages and key milestones which is to be revised at each stage of development with reasons given for any delay in the schedule;
- (e) the organisational structure, roles and responsibilities and reporting requirements for the schedule of works, including any third party contract arrangements;
- (f) the materials and resources required, including equipment, supplies, plant material and other materials and estimate labour days required to carry out works for each stage as identified in the schedule of works;
- (g) the on-going maintenance measures to ensure non-urban open space areas are properly maintained over the establishment phase and in the long-term having regard to the long term ownership and in particular the measures relating to the following matters:-
- (i) signage;
  - (ii) fencing;
  - (iii) access management;
  - (iv) site clean-up, removal and management of rubbish, wastes and pollutants;
  - (v) fire management, including firebreaks and fire management access tracks;
  - (vi) pest animal and weed control;
  - (vii) fauna management;
  - (viii) the slashing regime, including slashing frequency and timing;
  - (ix) replanting failure;
  - (x) erosion repair;
  - (xi) watering; and
  - (xii) any other relevant maintenance requirement;
- (h) details of all approvals necessary to carry out the work outlined in the Local Ecological and Landscape Protection and Rehabilitation Plan;

- (i) indicators for monitoring the success of the ecological protection and rehabilitation in terms of the outcomes in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan** and in the resilience based condition assessment;
- (j) reporting arrangements including details of the process for identifying and rectifying failures;
- (k) the requirement for a progress report to be provided to the Council at the completion of each stage of works as identified in the schedule of works detailing the following:-
  - (i) the areas worked, rehabilitation methodologies undertaken, on-going maintenance requirements and estimated costs;
  - (ii) how outcomes have been met; and
  - (iii) as constructed plans of non-urban open space areas including accurate master plans, rehabilitation treatments, above and below ground land improvements, irrigation and any other infrastructure;
- (l) mapping where necessary to complement or support the Local Ecological and Landscape Protection and Rehabilitation Plan which:-
  - (i) is accurate;
  - (ii) is easy to read and understandable,
  - (iii) is appropriately scaled;
  - (iv) provides an appropriate level of detail for site-specific assessment and management; and
  - (v) shows the direction of north and includes a scale, legend and title.

## SC6.21 Planning scheme policy for biodiversity offsets

### SC6.21.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) state standards identified in the **Biodiversity, waterways and wetlands overlay code** and **Vegetation management code** relating to biodiversity offsets; and
- (b) identify and provide guidance about information that may be required to support a development application providing a biodiversity offset.

Note—nothing in this planning scheme policy limits Council's discretion to request other relevant information in accordance with the Act.

### SC6.21.2 Application

This planning scheme policy applies to assessable development providing a biodiversity offset for the removal of a native vegetation area.

### SC6.21.3 Standards for biodiversity offset outcomes

For the purposes of Acceptable Outcome AO3 of **Table 8.2.3.3.2 (Criteria for assessable development)** in the **Biodiversity, waterways and wetlands overlay code** and Acceptable Outcome AO6.1 and AO7 of **Table 9.4.9.3.1 (Criteria for assessable development)** of the **Vegetation management code**, the following are the standards in the codes for biodiversity offset outcomes:-

#### Biodiversity offsets generally<sup>1</sup>

- (a) A biodiversity offset is:-
  - (i) not to replace or undermine existing environmental principles or regulatory requirements, and is not to be used to facilitate development in areas otherwise identified as being unacceptable through the planning scheme or legislation;
  - (ii) only to be used where it has been demonstrated that clearing cannot practicably be avoided and any impacts are effectively minimised;
  - (iii) to achieve an equivalent environmental outcome at maturity<sup>2</sup>;
  - (iv) to be provided in a strategically important location, including within an identified state, regional and local biodiversity network;
  - (v) to commence prior to the vegetation clearing and be designed to minimise the time-lag between the impact and the offset reaching maturity;
  - (vi) to provide permanent protection of biodiversity values and additional management actions to improve biodiversity and broader environmental values over the longer term;
  - (vii) to be subject to binding arrangements that secure the use and management of the site for the conservation of any vegetation and other environmental values that are present for perpetuity; and

<sup>1</sup> The Queensland government *Offsets for Net Gain of Koala Habitat in South East Queensland Policy* sets out the minimum requirements for offsetting the clearing of non-juvenile koala habitat trees. The objective of this State policy is to ensure that where unavoidable impacts and the removal of koala habitat trees occur as a result of development activities, an offset achieving a net gain in koala bushland habitat is established. A koala habitat offset site should be provided in a strategic area located within the local biodiversity/habitat network and is suitable for koala habitat rehabilitation. All proposed koala habitat offset areas should meet the offset criteria as set out in the *Offsets for Net Gain of Koala Habitat in South East Queensland Policy*, and be assessed and approved by the relevant assessment manager. Any koala offset site is protected from future development impacts on habitat by permanently securing the site for conservation purposes and managed in accordance with an approved Koala Offset Area Management Plan.

<sup>2</sup> Biodiversity offsets are considered to have achieved an equivalent environmental outcome when:-

- (a) remnant vegetation status is achieved; and
- (b) the quality of the environmental values are improved through the implementation of management actions which are additional to any existing management actions. In all cases quantifying environmental values are undertaken using an appropriate offset ratio as specified in **Table 9.4.9.3.2 (Biodiversity offset requirements of the Vegetation management code)**.

- (viii) to be the responsibility of the applicant for the development or the vegetation clearing, including in terms of the payment of all costs associated with securing and managing a biodiversity offset.

Note— the primary purpose of a biodiversity offset is to mitigate development impacts in order to achieve a net environmental benefit and the nature of the offset ratio should have due regard to this outcome. The offset ratio will be determined based on the extent and nature of the values which are to be impacted. For example, if large areas of vegetation are proposed to be cleared, then an area-based approach to the offset ratio will be required in order to achieve the desired net environmental benefit, while a volume based metric is more relevant to the removal of a number of trees. Therefore, the nature of the offset ratio is to be determined on a site by site basis.

#### Biodiversity offset areas

- (b) A biodiversity offset area is:-
  - (i) to be located on land:-
    - (A) within the boundaries of the Sunshine Coast Council local government area; and
    - (B) which has the same or very similar underlying geology, soils, aspect and drainage to re-establish (offset) the vegetation subject to clearing;
  - (ii) to be located in one of the following areas:-
    - (A) an area within the boundaries of the development site;
    - (B) a core habitat area identified on **Strategic Framework Map SFM5 (Natural Environment Elements)**;
    - (C) an area contiguous with a core habitat area identified on **Strategic Framework Map SFM5**;
    - (D) an area contiguous with a connecting habitat area within a biodiversity linkage identified on **Strategic Framework Map SFM5**;
    - (E) an area identified as a local ecological linkage on a local plan elements figure;
    - (F) an area suitable for koala habitat rehabilitation; and/or
    - (G) an area identified as equivalent pre-cleared regional ecosystem vegetation by the Queensland Government Regional Ecosystem mapping;
  - (iii) not to be located:-
    - (A) on land in which the vegetation is already protected or required to be retained by an existing approval issued under any Act administered by the Federal, State or local government;
    - (B) within or adjacent to an area planned or identified for the provision of infrastructure (e.g. road, rail, power, water, sewerage and water storage) unless it can be demonstrated that the provision of the infrastructure will not impact on the biodiversity offset or its immediate environs;
    - (C) on Land subject to the Extractive Resource Areas Overlay identified on the relevant overlay maps in the planning scheme; and
    - (D) within an unconstrained area suitable for urban development unless the biodiversity offset area provides a reconnection between environmental areas or provides additional buffering to a core habitat area; and
  - (iv) to be capable of being designed and managed so as to:-
    - (A) achieve remnant vegetation status and improve habitat functionality and ecological connectivity; and
    - (B) be delivered in a spatial configuration that minimises edge effects.

#### Securement of biodiversity offsets

- (c) Securement of a biodiversity offset is to be achieved through one or more of the following legal mechanisms:-
  - (i) an Environmental Covenant;
  - (ii) a nature refuge under the *Nature Conservation Act 1992*;
  - (iii) a reserve for environmental purposes under the *Land Act 1994*;
  - (iv) utilising (by agreement) land held by the Council which forms a part of Council's Ecological Reserve Estate; and
  - (v) utilising (by agreement) land owned by a non-government organisation (NGO) such as the Australian Wildlife Conservancy, Bush Heritage Trust, Australian Koala Foundation, Wildlife Land Fund Ltd for environmental protection which is *managed for ecological objectives* under a conservation covenant made under the *Land Act 1994* or the *Land Title Act 1994* and where a conservation agreement has been entered into with the Council.

#### Biodiversity offset agreement

- (d) A biodiversity offset agreement is to be entered into between the applicant and the Council for each biodiversity offset, or for all related biodiversity offsets, that:-

- (i) identifies the obligations of the applicant, the Council and any third party;
- (ii) outlines that the biodiversity offset remains in effect until the biodiversity offset ends under the terms of the biodiversity offset agreement and associated biodiversity offset area management plan;
- (iii) provides provisions for bringing a biodiversity offset agreement to an end;
- (iv) provides for the area to be protected in perpetuity consistent with one of the securement mechanisms;
- (v) provide provisions requiring a financial assurance (e.g. a bond) at the time of entering into the legally binding agreement, particularly where restoration works are undertaken<sup>3</sup>; and
- (vi) includes provisions for transferring a biodiversity offset obligation to a third party.

#### Management of offset areas and biodiversity offset management plans

- (e) A development application requiring the provision of a biodiversity offset is to demonstrate how the offset will be managed and is to include the following:-
  - (i) a biodiversity offset area management plan which conforms to the *South East Queensland Ecological Restoration Framework: Code of Practice, Guideline and Manual*;
  - (ii) the estimated management costs associated with achieving the offset management objectives, actions and outcomes;
  - (iii) the trust account details for the holding of funds for the ongoing management actions for the offset area;
  - (iv) details of the dispersal of funds for ongoing management actions based on the yearly schedule of management actions;
  - (v) the entity responsible for undertaking the management actions and the skills or expertise of the entity responsible for undertaking the management actions;
  - (vi) evidence that the landholder has received legal advice in regards to their obligations under the legally binding securement mechanism; and
  - (vii) details of all maintenance work to be undertaken for a period of 5 years.

#### Financial contributions in lieu of an on-ground biodiversity offset

- (f) A financial contribution in lieu of providing an on-ground biodiversity offset may be accepted by the Council where an applicant can demonstrate that they are unable to secure a biodiversity offset and they have undertaken extensive investigations seeking to comply with the provisions of this planning scheme policy.
- (g) The amount of any financial contribution will reflect the total cost of:-
  - (i) locating and purchasing new offset land or using existing Council owned offset land;
  - (ii) undertaking all revegetation and habitat rehabilitation works associated with the offset requirements; and
  - (iii) undertaking all maintenance works that ensures the biodiversity offset achieves an equivalent environmental outcome at maturity.

#### Advance biodiversity offsets

- (h) An advance biodiversity offset may be established either by an applicant for a specific project or projects, or by a third party for any development which may require a biodiversity offset at a future date. The advance biodiversity offset may be used as a whole, or in part to provide an offset to meet one or more biodiversity offset requirements.
- (i) The applicant or entity seeking in-principle approval of an advance biodiversity offset should provide Council:-
  - (i) the lot and plan numbers for the project or projects where the clearing is proposed;
  - (ii) the biodiversity values located on the land where the clearing is to occur and on the proposed advance biodiversity offset;
  - (iii) the extent of clearing proposed;
  - (iv) the lot and plan numbers for the proposed advance biodiversity offset area;
  - (v) information on how the advance biodiversity offset generally meets the criteria for biodiversity offsets;
  - (vi) timeframes associated with the advance biodiversity offset; and
  - (vii) details of the legally binding mechanism proposed by the applicant or entity.

<sup>3</sup> If all milestones outlined in the Biodiversity Offset Area Management Plan are met then the bond is released. Where poor performance occurs then Council may opt to use the bond to undertake restoration works on the site.



- (j) The legally binding mechanism over the advance biodiversity offset should be finalised within four months of in-principle approval by Council. An advance biodiversity offset may be revoked by the applicant or entity prior to the area being used to acquit an offset requirement.
- (k) approval in-principle of an advance biodiversity offset and registration by Council does not provide any indication that a development application lodged at a future stage will be approved.

#### **SC6.21.4 Guidance for the preparation of a biodiversity offset area management plan**

- (1) A biodiversity offset area management plan prepared by a competent person is to be submitted for development proposing to provide a biodiversity offset.

Note—for the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant with tertiary qualifications in environmental science, botany, zoology or another related discipline and with appropriate and proven technical expertise in preparing biodiversity offset management plans for sites within the South East Queensland Bioregion.

- (2) A biodiversity offset area management plan is to include or identify the following:-
  - (a) an A3 size map at a scale of no greater than 1:500, including a scale on the plan;
  - (b) the proposed biodiversity offset area with associated Lot on Plan Global Positioning System (GPS) reference points, including any areas subject to specific management actions;
  - (c) the proposed vegetation clearing and the environmental values impacted as determined by an ecological assessment report<sup>4</sup>;
  - (d) the environmental values of the proposed offset area as determined by the ecological assessment report;
  - (e) the management objectives and outcomes expressed as measurable and achievable criteria for the biodiversity offset area on which the performance of the floristic and structural re-vegetation components can be assessed annually over at least five years;
  - (f) the density and diversity of species reflecting the target regional ecosystem and how this is to be achieved by either planting, natural regeneration from seed stock, or reliance upon natural encroachment into the site;
  - (g) fencing, access limitations, and other restrictions imposed on the use of the offset area;
  - (h) a schedule of management requirements for the first five years (i.e. at least to achieve the management objectives and outcomes described in (e) and (f) above);
  - (i) a six monthly monitoring program with an annual report to be provided to Council for approval;
  - (j) all registered interests including mortgages, leases, subleases, covenants, profit à prendres, easements and building management statements that have been registered on title under the *Land Act 1994* or the *Land Title Act 1994*;
  - (k) management requirements to achieve an area that is weed<sup>5</sup> free within two years of the re-vegetation period; and
  - (l) bonding requirements, including:-
    - (i) a total bond amount of 1.5 times the schedule of works estimate of costs (plus GST) for the re-vegetation works, including maintenance for at least five years; and
    - (ii) triggers for the release of the bond at 10% for each year with the balance in the final year<sup>6</sup>.

<sup>4</sup> Advice about the preparation of ecological assessment reports is contained within the **Planning scheme policy for the Biodiversity, waterways and wetlands overlay code**.

<sup>5</sup> Weed includes declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and subordinate *Regulation 2003*, and the *draft Sunshine Coast Local Government Area Pest Management Plan 2011-2015* pest species of significance in Group 1, Group 2 and Group 6.

<sup>6</sup> A bond may only be released provided performance of management objectives and outcomes of a biodiversity offset area management plan have been achieved for that year.

## **SC6.22 Planning scheme policy for other information local government may require**

### **SC6.22.1 Purpose**

- (1) The purpose of this planning scheme policy is to identify information, other than that specified in another planning scheme policy, that Council may require to inform the proper assessment of a development application.
- (2) In particular, this planning scheme policy provides advice and guidance about the circumstances when the following types of plans and reports may be required, as well as the typical content to be included in such plans and reports:-
  - (a) a site analysis plan;
  - (b) an economic impact assessment report;
  - (c) a community impact assessment report; and
  - (d) a safety and security management plan.

Note—nothing in this planning scheme policy limits Council’s discretion to request other relevant information in accordance with the Act.

### **SC6.22.2 Application**

This planning scheme policy applies to assessable development which, owing to its location, nature or scale requires specific information to determine its likely impacts and the measures necessary to be implemented to avoid or mitigate those impacts to acceptable levels.

### **SC6.22.3 General advice about preparation of site analysis plans**

- (1) Council is likely to require submission of a site analysis plan for most types of development.
- (2) It is important that a development proposal recognises the natural and artificial characteristics of its site and the surrounding locality and minimises any negative impacts arising from the development proposal on the amenity of adjoining properties.
- (3) A site analysis plan is a document which identifies and describes:-
  - (a) the key influences on the design of the development; and
  - (b) how proposed uses and buildings will relate to each other and to the immediate surroundings.
- (4) A site analysis plan should be specifically relevant to the site and development in question, with the type and detail of information provided matched to the size, scale and nature of the proposed development.
- (5) Typically, a site analysis plan should include the following:-
  - (a) in respect to the site, information pertaining to:-
    - (i) contours and pertinent spot levels;
    - (ii) type, size and location of existing vegetation;
    - (iii) past and present land uses, activities and buildings;
    - (iv) views to and from the site;
    - (v) access and connection points;
    - (vi) drainage, services and infrastructure;
    - (vii) orientation, microclimate and noise nuisance sources;
    - (viii) any contaminated soils and filled areas;
    - (ix) natural hazards (e.g. areas subject to flooding, bushfire, landslide, steep land etc);
    - (x) fences, boundaries, lot sizes, easements and any road realignment lines;
    - (xi) features of environmental, cultural or heritage significance; and
    - (xii) any other notable features; and

- (b) in respect to the site surrounds, information pertaining to:-
  - (i) the use of adjacent and opposite properties and the location of buildings;
  - (ii) pedestrian and traffic circulation patterns;
  - (iii) where residential use adjoins the site, abutting secluded private open spaces and habitable room windows, which have outlooks towards the site;
  - (iv) views and solar access enjoyed by adjacent residents;
  - (v) major trees on adjacent properties;
  - (vi) extractive resource areas or infrastructure corridors;
  - (vii) characteristics of any adjacent public open space;
  - (viii) street frontage features such as poles, street trees, kerb crossovers, bus stops and services;
  - (ix) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
  - (x) direction and distances to local shops, schools, public transport, parks and community facilities; and
  - (xi) the difference in levels between the subject land and adjacent properties.
- (6) Photographs of the site and surrounds are helpful for assessment of development applications, and should also be included in a site analysis plan.

#### **SC6.22.4 General advice about preparation of an economic impact assessment report**

- (1) Council is likely to require the submission of an economic impact assessment report for major retail and commercial development and other types of development with the potential to have adverse economic impacts.
- (2) In particular, Council may require an economic impact assessment report for development which involves one or more the following:-
  - (a) the establishment of a business use exceeding a gross leasable floor area of 2,500m<sup>2</sup>, where located in a centre zone, or the Specialised centre zone;
  - (b) the establishment of a business use exceeding a gross leasable floor area of 100m<sup>2</sup>, where located in a zone other than a centre zone or Specialised centre zone; or
  - (c) the establishment of a business use which is identified as an inconsistent use in the applicable zone code or local plan.
- (3) An economic impact assessment report is a report prepared by a competent person, which assesses and demonstrates the public need for, and the acceptable economic impact of a proposed development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced economist or economic analyst with appropriate and proven technical experience in providing advice about the economic impacts of development.

- (4) Typically, an economic impact assessment report should include the following:-
  - (a) a description of the size, function and tenancy mix of the proposed development, together with details of any pre-commitments;
  - (b) an examination of the population growth prospects and socio-economic characteristics of a defined trade area;
  - (c) a description of the location, size, nature, function and tenancy mix of competitive centres likely to be affected by the proposed development;
  - (d) an assessment of the extent of inadequacy, if any, within the competitive network of activity centres;
  - (e) an assessment of the quantitative economic impact upon competitive centres likely to be affected by the proposed development describing the consequent effects upon those activity centres; and

- (f) an assessment of the effect of the proposed development upon the Sunshine Coast Activity Centre Network as defined by the planning scheme.

### **SC6.22.5 General advice about preparation of a community impact assessment report**

- (1) Community impact assessment is a process of investigating the possible social effects of development on a community.
- (2) While most development will impact on a community in some way, informed judgement is required to determine those impacts that are acceptable and those that are not. As with many other planning matters, measuring community impacts often relies on a combination of quantitative and qualitative analysis and judgement. The community impact assessment process provides a means to investigate social impacts in consultation with the affected community by addressing:-
  - (a) possible impacts in an objective and inclusive way;
  - (b) whether or not possible impacts are acceptable; and
  - (c) how possible impacts might be managed.
- (3) While the range and severity of effects can vary, generic impacts that may affect communities include:-
  - (a) alteration in demand for community services and/or facilities;
  - (b) change in community activity, cultural activities and important places;
  - (c) changes to housing affordability, choice and mix;
  - (d) changes to accessibility;
  - (e) changes in character, identity and amenity;
  - (f) community cohesion/severance;
  - (g) unfair and/or inequitable opportunities for specific groups or individuals;
  - (h) reduction/enhancement in employment access and opportunities;
  - (i) financial gain/loss;
  - (j) community health and safety effects;
  - (k) opportunities for local economic development; and
  - (l) access to natural environment features/resources.
- (4) Council is likely to require the submission of a community impact assessment report for development which involves one or more the following:-
  - (a) the establishment of any residential use involving more than 100 dwellings;
  - (b) the establishment of any entertainment/catering business use except for a food and drink outlet;
  - (c) the establishment of a high impact industry or special industry;
  - (d) the establishment of a club (where the use involves the serving of alcohol), major sport, recreation and entertainment and motor sport facility;
  - (e) the establishment of air services, major electricity infrastructure, port services, a renewable energy facility, telecommunications facility or utility installation except where a local utility; or
  - (f) the establishment of any use which is identified as an inconsistent use in the applicable zone code or local plan.
- (5) A community impact assessment report is a document prepared by a competent person which:-

- (a) provides an assessment of the potential effects of a development on the community; and
- (b) includes:-
  - (i) a description of the proposed development;
  - (ii) a statement of the likely impacts on the community of the proposed development;
  - (iii) a statement of the measures to be used to avoid or mitigate negative impacts on the community of the proposed development and to enhance potential positive impacts on the community of the development; and
  - (iv) details of consultation undertaken with the community to determine impacts on the community of the development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced social planner with appropriate and proven technical experience in providing advice about the social impacts of development.

- (6) Means of dealing with social impacts may include changes to a development proposal, compensation to affected communities or requirements for ongoing management of impacts in accordance with an agreed management regime.

### **SC6.22.6 General advice about preparation of a safety and security management plan**

- (1) Council is likely to require the submission of a safety and security management plan for development involving an entertainment/catering business use or sport and recreation use, where the use involves the serving of alcohol and/or extended evening hours operation.
- (2) A safety and security management plan is a document prepared by a competent person, which assesses the likely safety and security issues associated with a development and identifies design and management measures to maintain the safety and security of patrons, premises and the general community.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced security consultant with a proven technical experience in providing advice about safety and security management issues.

- (3) Typically, a safety and security management plan should include the following:-
  - (a) a description of the proposed development;
  - (b) an assessment of the safety and security issues associated with the use, having regard to the characteristics of the use and the location and design of the premises;
  - (c) a statement as to the measures to be used to maintain the safety of patrons, premises and the general community; and
  - (d) details of consultation undertaken with the Queensland Police and other emergency services to identify safety and security issues and determine appropriate design and management measures.

## SC6.23 Planning scheme policy for performance bonds

### SC6.23.1 Purpose

- (1) Council often imposes conditions of approval on development applications which seek to have the developer carry out works, make payments to Council or conduct construction and development in accordance with approved plans of development. As a means of achieving compliance with certain conditions, it is Council's practice to require security in the form of a cash bond or trading bank guarantee (bond).

Note—Section SC6.14.11.7 (Bonding) of the Planning scheme policy for development works provides further detail about bonding arrangements for operational works.

- (2) The purpose of this planning scheme policy is to provide advice about the circumstances in which Council may require payment of a bond and the manner in which the amount of any bond will be determined.

### SC6.23.2 Application

This planning scheme policy applies to development requiring imposition of a bond for security purposes.

### SC6.23.3 General advice about imposition of bonds

The following is general advice about the imposition of bonds:-

- (a) without limiting its powers under section 346 of the Act, Council may impose conditions on a development approval requiring the lodgement of a bond;
- (b) a bond is intended to provide an incentive to develop in accordance with conditions of approval, as very often, in the view of the community, particular conditions are critical to a satisfactory development outcome being achieved;
- (c) a bond is to be of sufficient scale to ensure that:-
  - (i) causing a breach on the basis of deliberate action is not a desirable option; and
  - (ii) monitoring to ensure that contractors and employees do not unknowingly cause a breach is a desirable option;
- (d) in determining the amount of a bond, Council will have regard to the following:-
  - (i) the critical attributes of the site;
  - (ii) the relative importance, in planning, environmental and engineering terms, of the Council's requirements;
  - (iii) the scale of the development and the specific matters against which security is required;
  - (iv) the likely degree of community concern should a breach occur; and
  - (v) the remedial action, if any can be taken, which may be required should a breach occur;
- (e) Council will usually require the bond to be lodged prior to the commencement of development works;
- (f) a bond will be returned following completion of development and fulfilment of all conditions the subject of the bond; and

Note—it is an applicant's responsibility to lodge a formal request with Council for the return of a bond at the completion of development works.

- (g) in certain circumstances where compliance with conditions is essential to avoiding serious environment harm or other serious adverse impacts, Council may require a bond from the specific contractor or builders as well as from the developer, as a means of ensuring compliance with one or more conditions of approval.





## Appendix 2 Table of amendments

Table AP2.1 Table of amendments

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