

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) No. 21 – Special Entertainment Precincts

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules) and section 22 (Making or amending planning scheme policies)

This amendment has effect on and from 28 January 2020



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) No. 21 – Special Entertainment Precincts*.

2. Commencement

This amendment instrument has effect on and from 28 January 2020.

3. Purpose

The purpose of this amendment instrument is to:

- (a) facilitate/support the live music industry on the Sunshine Coast through the designation of part of Nambour as a special entertainment precinct under the *Local Government Act 2009*;
- (b) amend the Nuisance code to:
 - i. include specific noise criteria which must be met and provisions to regulate attenuation requirements for venues that are likely to host live music, and residential development both within the special entertainment precinct and the surrounding buffer areas; and
 - ii. include new noise criteria and requirements for development in key mixed use areas more generally to minimise/manage land use conflicts.
- (c) amend the tables of assessment, zone codes and relevant local plan provisions for the Principal centre zone, Major centre zone, Tourism zone, and parts of the District centre zone, Local centre zone and Tourist accommodation zone to:
 - i. allow for diffusion of “lower impact” entertainment uses (e.g. restaurants and small bars) across centre zones and key tourist areas to encourage vibrancy and support the night time economy in higher order centres, whilst concentrating “higher impact” entertainment uses (e.g. night clubs and dedicated live music venues) in the designated special entertainment precinct and the Ocean Street Food and Music Sub-Precinct;
 - ii. allow for micro-breweries to establish via code assessment in the Principal centre zone, Major centre zone, Tourism zone, and (where within the Mooloolaba/Alexandra Headland Local Plan Area) the District centre zone and Tourist accommodation zone;
 - iii. reinforce the mixed use nature of these zones and the desire for a vibrant day time and night time economy; and
 - iv. highlight that residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.
- (d) remove provisions relating to existing hospitality areas identified in the planning scheme to reduce potential overlap and confusion with the designated special entertainment precinct;
- (e) amend the Planning Scheme Policy for the Nuisance code to include advice for achieving the outcomes specified in the Nuisance code including requirements for noise impact assessments; and
- (f) undertake all necessary consequential amendments to other parts of the planning scheme for consistency with the above amendments.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 About the Planning Scheme	Section 1.2 (Planning Scheme Components), Table 1.2.2 (Local plans and local plan precincts)	Amend as shown in Appendix A
Part 3 Strategic Framework	Section 3.4 (Economic development), Section 3.4.3 (Element 2 – Sunshine Coast activity centre network), Section 3.4.3.1(d)(iv) (Specific outcomes)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.5 (Categories of development and categories of assessment – material change of use), Table 5.5.4 (Tourist accommodation zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.5 (Categories of development and categories of assessment – material change of use), Table 5.5.5 (Principal centre zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.5 (Categories of development and categories of assessment – material change of use), Table 5.5.6 (Major centre zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.5 (Categories of development and categories of assessment – material change of use), Table 5.5.7 (District centre zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.5 (Categories of development and categories of assessment – material change of use), Table 5.5.22 (Tourism zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.9 (Categories of development and categories of assessment – local plans), Table 5.9.2 (Caloundra local plan: material change of use)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.9 (Categories of development and categories of assessment – local plans), Table 5.9.8 (Maroochydore/Kuluin local plan: material change of use)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.9 (Categories of development and categories of assessment – local plans), Table 5.9.9 (Mooloolaba/Alexandra Headland local plan: material change of use)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.4 (Tourist accommodation zone code), section 6.2.4.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.4 (Principal centre zone code), Table 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Principal centre zone)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.5 (Principal centre zone code), section 6.2.5.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.5 (Principal centre zone code), Table 6.2.5.2.1 (Consistent uses and potentially consistent uses in the Principal centre zone)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.6 (Major centre zone code), section 6.2.6.2 (Purpose and overall	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	outcomes)	
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.6 (Major centre zone code), Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.7 (District centre zone code), section 6.2.7.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.7 (District centre zone code), section 6.2.7.2 (Purpose and overall outcomes) Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.4 (Performance outcomes and acceptable outcomes), Table 7.2.19.4.2 (Performance outcomes and acceptable outcomes for assessable development in the Principal centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.4 (Performance outcomes and acceptable outcomes), Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes), Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.3 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.4 (Performance outcomes and acceptable outcomes), Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.4 (Performance outcomes and acceptable outcomes), Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	consistent uses in the Major centre zone)	
Part 9 Development codes	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 9 Development codes	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.3 (Performance outcomes and acceptable outcomes), Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Schedule 1 Definitions	Section SC1.2 (Administrative definitions), Table SC1.2.1 (Index of administrative definitions) and Table SC1.2.2 (Administrative definitions)	Amend as shown in Appendix A
Schedule 2 Mapping	Local Plan Map LPM18 (Nambour Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	Amend as shown in Appendix B
Schedule 6 Planning Scheme Policies	Section SC6.15 Planning scheme policy for the nuisance code	Amend as shown in Appendix A

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 Local plans	Section 7.1 Preliminary	Update to reflect new local plan precincts and sub-precincts
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.2 (Performance outcomes and acceptable outcomes for assessable development in the Caloundra Local Plan Area outside Precinct CAL LPP-1 (Caloundra Central))	Renumber performance outcomes and acceptable outcomes
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes), Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable	Renumber performance outcomes and acceptable outcomes

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	development)	
Part 9 Development codes	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.3 (Performance outcomes and acceptable outcomes), Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Renumber performance outcomes and acceptable outcomes

Appendix A Amendment schedule (text)

Part 1 (About the planning scheme) - Section 1.2 (Planning scheme components)

Table 1.2.2 Local plans and local plan precincts

Local plans and local plan precincts	
(a)	Beerburum local plan
(b)	Beerwah local plan
(c)	Blackall Range local plan
(d)	Bli Bli local plan
(e)	Buderim local plan, including:-
(i)	Precinct BUD LPP-1 (Gloucester Road South)
(f)	Caloundra local plan, including:-
(i)	Precinct CAL LPP-1 (Bulcock Street)
(ii)	Precinct CAL LPP-2 (Ormuz Avenue)
(iii)	Precinct CAL LPP-3 (Bowman Road/Oval Avenue)
(iv)	Precinct CAL LPP-4 (Moffat Beach/Shelly Beach)
	(v) Precinct CAL LPP-5 (Events Centre Hospitality Area)
	(vi) Precinct CAL LPP-6 (Bulcock Street Hospitality Area)
	(vii) Precinct CAL LPP-7 (Bulcock Beach Hospitality Area)
	(viii) Precinct CAL LPP-8 (Kings Beach Hospitality Area)
	(v) Precinct CAL LPP-59 (Omrah Avenue)
	(vi) Precinct CAL LPP-649 (Caloundra Aerodrome)
(g)	Caloundra West local plan, including:-
(i)	Precinct CAW LPP-1 (Homestead Drive)
(h)	Coolum local plan, including:-
(i)	Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences)
(i)	Eudlo local plan
(j)	Eumundi local plan, including:-
(i)	Precinct EUM LPP-1 (Eumundi Butter Factory)
(k)	Forest Glen / Kunda Park / Tanawha local plan
(l)	Glass House Mountains local plan
(m)	Golden Beach / Pelican Waters local plan
(n)	Kawana Waters local plan, including:-
(i)	Precinct KAW LPP-1 (South of Point Cartwright Drive)
(ii)	Precinct KAW LPP-2 (North of Point Cartwright Drive)
(iii)	Precinct KAW LPP-3 (Nicklin Way North Minyama)
(iv)	Precinct KAW LPP-4 (Buddina Urban Village)
(v)	Precinct KAW LPP-5 (Nicklin Way Warana)
(vi)	Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)
(o)	Kenilworth local plan
(p)	Landsborough local plan, including:-
(i)	Precinct LAN LPP-1 (Landsborough Town West)
(ii)	Precinct LAN LPP-2 (Landsborough Town East)
(q)	Maleny local plan, including:-
(i)	Precinct MAL LPP-1 (Maleny Community Precinct)
(ii)	Precinct MAL LPP-2 (Maleny West)
(iii)	Precinct MAL LPP-3 (Walkers Creek)
(iv)	Precinct MAP LPP-4 (Maleny North)
(r)	Maroochy North Shore local plan, including:-
(i)	Precinct MNS LPP-1 (Sunshine Coast Airport)
(ii)	Precinct MNS LPP-2 (Town of Seaside)
(iii)	Precinct MNS LPP-3 (Marcoola Tourist Accommodation)
(s)	Maroochydore / Kuluin local plan, including:-
(i)	Precinct MAR LPP-1 (City Core)
(ii)	Precinct MAR LPP-2 (Aerodrome Road)
(iii)	Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive)
(iv)	Precinct MAR LPP-4 (Wharf Street)

Part 1 (About the planning scheme) - Section 1.2 (Planning scheme components)

Local plans and local plan precincts	
(v)	Precinct MAR LPP-5 (Maud Street/Sugar Road)
(t)	Mooloolaba / Alexandra Headland local plan, including:-
	(i) Precinct MAH LPP-1 (Mooloolaba Hospitality Area)
	(ii)(i) Precinct MAH LPP-1₂ (Mooloolaba Spit Government Uses)
	(iii)(ii) Precinct MAH LPP-2₃ (Mooloolaba Heart Street Activation)
(u)	Mooloolah local plan
(v)	Nambour local plan, including:-
	(i) Precinct NAM LPP-1 (Nambour Hospitality Area Special Entertainment Precinct)
	(ii) Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)
	(iii) Precinct NAM LPP-3 (Town Centre Frame)
	(iv) Precinct NAM LPP-4 (Nambour Health Hub)
(w)	Palmwoods local plan
(x)	Peregian South local plan
(y)	Sippy Downs local plan, including:-
	(i) Precinct SID LPP-1 (Sippy Downs Town Centre)
(z)	Woombye local plan
(aa)	Yandina local plan

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

Table 1.2.3 Overlays

Overlays	
(a)	Acid sulfate soils overlay
(b)	Airport environs overlay
(c)	Biodiversity, waterways and wetlands overlay
(d)	Bushfire hazard overlay
(e)	Coastal protection overlay
(f)	Extractive resources overlay
(g)	Flood hazard overlay
(h)	Height of buildings and structures overlay
(i)	Heritage and character areas overlay
(j)	Landslide hazard and steep land overlay
(k)	Regional infrastructure overlay
(l)	Scenic amenity overlay
(m)	Water resource catchments overlay

(ix) the development codes specified in **Table 1.2.4 (Development codes)** below (Part 9);

Table 1.2.4 Development codes

Development codes	
Statewide codes	
(a)	Community residence code
(b)	Forestry for wood production code
(c)	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Use codes	
(d)	Business uses and centre design code
(e)	Caretaker's accommodation code
(f)	Child care centre code
(g)	Community activities code
(h)	Dual occupancy code
(i)	Dwelling house code

- (v) protection of existing tourism, sport and leisure facilities and encouragement of the establishment of new facilities that contribute to active, healthy living and community wellbeing;
- (vi) the development of educational and research institutions including the University of the Sunshine Coast and other tertiary and trade-based learning facilities;
- (vii) encouraging the establishment of new agribusiness in rural areas including new niche food and beverage product and value adding production in a clean environment; and
- (viii) encouraging the adoption of clean technology solutions in employment areas and enterprise areas.

3.4.3 Element 2 – Sunshine Coast activity centre network

3.4.3.1 Specific outcomes

- (a) To support the preferred pattern of settlement, development is consistent with the *Sunshine Coast activity centre network* identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)**.

Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**, and for ease of reference is reproduced below in **Table 3.4.3.1 (Activity centre network)**.

- (b) Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.
- (c) Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) Activity centres incorporate most or all of the following elements:-
 - (i) a main street or other externally focussed configuration with active or semi-active street *frontages* that connect to surrounding communities and community spaces;
 - (ii) high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;
 - (iii) buildings and places which respect and contribute to the character and identity of their local area;
 - (iv) ~~hospitality areas~~ hospitals, vibrant, mixed use character, including special entertainment precincts in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live or amplified music which creates a vibrant atmosphere. In mixed use activity centres generally, and special entertainment precincts and buffer areas in particular, residents should expect ambient noise levels to be relatively higher; and
 - (v) creative industries and cultural and community activities which contribute to economic and community vitality.
- (e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, *parks* and civic spaces, together with a significant proportion of housing that creates opportunities for *affordable living* and meets transit oriented development and universal access and design principles.
- (f) Activity centres are well connected by an efficient public transport system and *active transport* network and are designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (g) High quality *infrastructure* networks encourage and support business growth and development within activity centres.

Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
<i>Dual occupancy</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Dual occupancy code • Nuisance code
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Resort complex</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Short-term accommodation</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
<i>Bar</i>	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b)(a) located in a designated hospitality area.	Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<i>Function facility</i>	Code assessment if	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an adult store sensitive use area.	<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:-	<ul style="list-style-type: none"> Principal centre zone Business uses and centre

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	code • Maroochydore/Kuluin local plan code design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme
Health care services	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Home based business	Accepted development if: (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	• No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	• Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	• The planning scheme
Hotel	Code assessment	• Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • <i>Prescribed other development codes</i>
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	• No requirements applicable
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydore/Kuluin local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Nightclub entertainment facility	Code assessment	• Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • Prescribed other development codes
Office	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Sales office	Accepted development	• Sales office code
Service station	Code assessment	• Principal centre zone code • Maroochydore/Kuluin local plan code • Service station code • <i>Prescribed other development codes</i>
Shop	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Business uses and centre design code

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Maroochydhore/Kuluin local plan code • <i>Prescribed other development codes</i>
Shopping centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Theatre	Code assessment	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydhore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Community activities		
Child care centre	Self assessment if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Child care centre code • <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Community activities code • <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Community activities code • <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydhore/Kuluin local plan code • Community activities code • <i>Prescribed other development codes</i>

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>adult store sensitive use area.</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (c) in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (c) not in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (c) in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (c) not in an existing	<ul style="list-style-type: none"> Major centre zone code Applicable local plan Business uses and centre design code

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	building; and (d) not exceeding a gross leasable floor area of 300m ² .	code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	• The planning scheme
Health care services	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
Home based business	Accepted development if: (c) for a home office; or (d) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	• No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	• Home based business code
	Impact assessment if for a high impact home based business activity.	• The planning scheme
Hotel	Code assessment	• Major centre zone code • Applicable local plan code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • <i>Prescribed development codes</i> other
Market	Accepted development if:- (c) conducted by a not-for-profit organisation; and (d) located on Council owned or controlled land.	• No requirements applicable
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Nightclub entertainment facility	Code assessment if located in a designated hospitality—areaspecial entertainment precinct .	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	• The planning scheme
Office	Accepted development if located in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
Sales office	Accepted development	• Sales office code
Service station	Code assessment	• Major centre zone code • Applicable local plan code • Service station code • <i>Prescribed development codes</i> other
Shop	Accepted development if:- (a) in an existing building; and (b) not for a	• Transport and parking code

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>department store.</i>	
	Impact assessment if for a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Veterinary services	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> <u>Major centre zone code</u> <u>Applicable local plan code</u> <u>Business uses and centre design code</u> <u>Prescribed other development codes</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <u>The planning scheme</u>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (c) located on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

Part 5 (Tables of Assessment)

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an adult store sensitive use area.	development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design codes Prescribed other development codes
Food and drink outlet	Accepted development if:- (a) in an existing building; and (b) not for a high volume convenience restaurant located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a high volume convenience restaurant located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code

Part 5 (Tables of Assessment)

Table 5.5.22 Tourism zone

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

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Nature-based tourism	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed development codes</i> • <i>other</i> <p>The planning scheme</p>
Resort complex	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed development codes</i> • <i>other</i> <p>The planning scheme</p>
Business activities		
Tourist attraction	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> • Tourism zone code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed development codes</i> • <i>other</i> <p>The planning scheme</p>
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • Business uses and centre design code • <i>Prescribed other development codes</i> <p>The planning scheme</p>
Community activities		
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Rural activities		
Animal husbandry	Accepted development if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code

5.9.2 Caloundra local plan

Table 5.9.2 Caloundra local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in [Table 5.5.4 \(Tourist accommodation zone\)](#), [Table 5.5.6 \(Major centre zone\)](#), [Table 5.5.8 \(Local centre zone\)](#) and [Table 5.5.16 \(Community facilities zone\)](#). This table must be read in conjunction with [Table 5.5.4](#), [Table 5.5.6](#), [Table 5.5.8](#) and [Table 5.5.16](#).

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TOURIST ACCOMODATION ZONE		
Business activities		
<u>Bar</u>	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (a)(b) not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a mixed use building .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Caloundra local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
MAJOR CENTRE ZONE		
Business activities		
<u>Nightclub entertainment facility</u>	Code assessment if located on a site with frontage to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace.	<ul style="list-style-type: none"> • Major centre zone code • Caloundra local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
LOCAL CENTRE ZONE		
Business activities		
<u>Bar</u>	Accepted development if:- (a) in an existing building on a lot with frontage to Seaview Terrace; and (a)(b) not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if on a lot with frontage to Seaview Terrace.	<ul style="list-style-type: none"> • Local centre zone code • Caloundra local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

5.9.8 Maroochydore/Kuluin local plan

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

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

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 1 (CITY CORE) – SUB-PRECINCT MAR LPSP – 1 (OCEAN STREET FOOD AND MUSIC SUB-PRECINCT)		
Business activities		
Nightclub entertainment facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 2 (AERODROME ROAD)		
Business activities		
Nightclub entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Impact assessment if for a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Showroom	Code assessment if each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 3 (MAROOCHY BOULEVARD/DALTON DRIVE)		
Business activities		
Nightclub entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Impact assessment if for a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Showroom	Code assessment if each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 4 (WHARF STREET)		
Business activities		

5.9.9 Mooloolaba/Alexandra Headland local plan

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

Note – This table identifies variations to the category of development and category of assessment for a defined use specified in [Table 5.5.3 \(High density residential zone\)](#), [Table 5.5.4 \(Tourist accommodation zone\)](#), [Table 5.5.7 \(District centre zone\)](#) and [Table 5.5.16 \(Community facilities zone\)](#). This table must be read in conjunction with [Table 5.5.3](#), [Table 5.5.4](#), [Table 5.5.7](#) and [Table 5.5.16](#).

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TOURIST ACCOMMODATION ZONE		
Business activities		
Bar	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (a)(b) not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a mixed use building.	<ul style="list-style-type: none"> Tourist accommodation zone code Mooloolaba/Alexandra Headland local plan code The planning scheme
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Business uses and centre design code Prescribed other development codes
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Tourist accommodation zone code Mooloolaba/Alexandra Headland local plan code The planning scheme
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Business uses and centre design code Prescribed other development codes
DISTRICT CENTRE ZONE		
Business activities		
Bar	Accepted development if:- (a) in an existing building; and (a)(b) not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> District centre zone code Mooloolaba/Alexandra Headland local plan code The planning scheme
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Business uses and centre design code Prescribed other development codes
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 12 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

Part 5 (Tables of Assessment)

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shop	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 23 (MOOLOOLABA HEART STREET ACTIVATION)		
Business activities		
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> ;	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use building</i> .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) located at the ground storey of a <i>mixed use building</i> ; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

Part 6 (Zones)

6.2.4 Tourist accommodation zone code

6.2.4.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourist accommodation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourist accommodation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes* and *short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities* and *indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;

(b) development recognises the character of core tourist areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in the zone should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area.

(b)(c) where located outside a local plan area, development provides for:-

- (i) residential activities to be limited to visitor accommodation only; and
- (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;

(c)(d) development provides for an efficient pattern of land use and *infrastructure* that:-

- (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, open space and recreational areas, community facilities and educational opportunities;
- (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
- (iii) maximises the efficient extension and safe operation of *infrastructure*;

(d)(e) development generally caters for a medium rise built form;

¹ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

- ~~(e)~~(f) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
- (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- ~~(f)~~(g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- ~~(g)~~(h) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- ~~(h)~~(i) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- ~~(i)~~(j) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- ~~(j)~~(k) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- ~~(k)~~(l) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- ~~(l)~~(m) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- ~~(m)~~(n) development is provided with the full range of urban services including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- ~~(n)~~(o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- ~~(o)~~(p) development provides for the following:-
- (i) a use listed as a consistent use in column 1 of **Table 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Tourist accommodation zone)** to occur in the Tourist accommodation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.4.2.1** to occur in the Tourist accommodation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.4.2.1** is an inconsistent use and is not intended to occur in the Tourist accommodation zone.

Table 6.2.4.2.1 Consistent uses and potentially consistent uses in the Tourist accommodation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i>	(a) <i>Nature-based tourism</i>
(b) <i>Community residence</i>	(b) <i>Rooming accommodation</i>
(c) <i>Dual occupancy</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling house</i>	
(e) <i>Dwelling unit</i>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(f) <i>Multiple dwelling</i> (g) <i>Resort complex</i> (h) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Health care services</i> (e) <i>Home based business (where other than a high impact home based business activity)</i> (f) <i>Hotel</i> (g) <i>Market</i> (h) <i>Office (where for a bank or real estate agent)</i> (i) <i>Sales office</i> (j) <i>Shop (where not exceeding a gross leasable floor area of 300m²)</i> (k) <i>Shopping centre (where any shop tenancy does not exceed a gross leasable floor area of 300m²)</i>	(a) <i>Nightclub entertainment facility</i> (b) <i>Shop (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (c) <i>Shopping centre (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (d) <i>Theatre (other than a multiplex cinema)</i> (e) <i>Tourist attraction</i>
Industry activities	
(a) <u><i>Medium impact industry (where for a micro-brewery located in the Mooloolaba/Alexandra Headland local plan area)</i></u> (a)(b) <u><i>Service industry</i></u>	<u><i>Medium impact industry (where for a micro-brewery and not otherwise specified in column 1)</i></u> None
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Park</i>	None
Other activities	
<i>Utility installation (where a local utility)</i>	<i>Parking station</i>

Part 6 (Zones)

6.2.5 Principal centre zone code

6.2.5.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.5.2 Purpose and overall outcomes

- (3) The purpose of the Principal centre zone code is to provide for the Maroochydore Principal Regional Activity Centre to be developed:-
 - (a) as the principal *regional activity centre* for the Sunshine Coast sub-region, characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, sub-tropical style;
 - (b) with key concentrations of highest order retail, commercial, residential and community facilities capable of servicing the Sunshine Coast sub-region; and
 - (c) at a scale and intensity that is commensurate with the role and function of the Principal Regional Activity Centre as specified in the Sunshine Coast activity centre network and the Maroochydore/Kuluin local plan code.

Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the *Economic Development Act 2012*.

- (4) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Regional Activity Centre in an arrangement that produces mixed land use outcomes, supports public and *active transport* modes and creates a large number of jobs in a wide array of creative and successful enterprises;
 - (b) development recognises and reinforces the natural attributes of the Maroochydore Principal Regional Activity Centre by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with living on the coast;
 - (c) development supports the establishment of a community heart for Maroochydore and the Sunshine Coast sub-region through significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life;
 - (d) development provides for the establishment of diverse and high density in-centre residential activities, thus increasing the activity and vibrancy of the Maroochydore Principal Regional Activity Centre and offering high quality living environments that are close to public transport and everything the principal *regional activity centre* has to offer, including a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (e) development provides for the establishment of a highly permeable street network that is convenient, attractive and pedestrian friendly and that allows for effective vehicle movement and circulation;
 - (f) development provides for and supports the establishment of the dedicated public transport corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as

Part 6 (Zones) (6.2.5 Principal centre zone code)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 450m ²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m ²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market (n) Nightclub entertainment facility (o)(n) Office (p)(o) Sales office (q)(p) Service station (r)(q) Shop (s)(r) Shopping centre (t)(s) Theatre (u)(t) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 450m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 450m ²) (c) Tourist attraction
Industrial activities	
(a) Service industry (a)(b) Medium impact industry (where for a micro-brewery)	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre) (d) Park	None
Other activities	
(a) Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a local utility)	None

6.2.6 Major centre zone code

6.2.6.1 Application

- (2) This code applies to assessable development:-
- (a) within the Major centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to provide for Beerwah Town Centre, Caloundra Town Centre, Nambour Town Centre and Sippy Downs Town Centre to:-
- (a) be developed as major *regional activity centres* for the Sunshine Coast, servicing a part of the sub-region and complementing the role of Maroochydore as the principal *regional activity centre* for the Sunshine Coast;
 - (b) accommodate a range of higher order business activities, entertainment activities, multi-unit residential activities and community activities in an active and vibrant mixed use environment; and
 - (c) have a scale and intensity of development that is commensurate with the role and function of a major *regional activity centre* as specified in the *Sunshine Coast activity centre network*² and the applicable local plan code.
- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
- (a) major *regional activity centres* are developed as vibrant, mixed use places, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (b) development provides a range of higher order retailing, entertainment/catering, commercial, administrative and government services, and community and cultural facilities;
 - (c) a mix of medium and high density multi-unit residential activities are provided, generally in a mixed use format, that are complementary to the predominant non-residential activities and business functions of the zone;
 - (d) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network* and does not undermine the role and function of Maroochydore as the principal *regional activity centre* for the Sunshine Coast sub-region;
 - (e) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the major *regional activity centre* in a local plan code;
 - (f) higher order shopping facilities in the form of a *department store* are not established in any major *regional activity centre*;
 - (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

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

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frame. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct NAM LPP-2 – Town centre frame.

Note—the Sippy Downs local plan code includes a supplementary table of consistent and inconsistent uses for land included in the Major centre zone in Local plan precinct SID LPP-1 – Sippy Downs Town Centre. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct SID LPP-1 – Sippy Downs Town Centre.

Table 6.2.6.2.1 Consistent uses and potentially consistent uses in the Major centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store (where not located in an adult store sensitive use area)</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre (where not exceeding a gross leasable floor area of 300m²)</i> (i) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m²)</i> (j) <i>Health care services</i> (k) <i>Home based business (where other than a high impact home based business activity)</i> (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Nightclub entertainment facility (where located in a designated <u>hospitality—areaspecial entertainment precinct or in the Caloundra local plan area on a site with frontage to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace</u>)</i> (o) <i>Office</i> (p) <i>Sales office</i> (q) <i>Service station</i> (r) <i>Shop (other than a department store)</i> (s) <i>Shopping centre (other than where involving a department store)</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 300m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 300m²)</i> (c) <i>Nightclub entertainment facility (where not otherwise specified in column 1 <u>and not located in the Caloundra local plan area</u>)</i> (d) <i>Tourist attraction</i>
Industrial activities	
(a) <i><u>Medium impact industry (where for a micro-brewery)</u></i> (b) <i><u>Service industry</u></i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(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
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i>	None

6.2.7 District centre zone code

6.2.7.1 Application

- (1) This code applies to assessable development:-
 - (a) within the District centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of activities that complement, but do not compete with, the role and function of higher order activity centres by serving the convenience needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format.

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) district activity centres are developed as vibrant, mixed use places, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (b) development provides for a range of retail business activities that service the district level convenience needs of surrounding areas;
 - (c) in addition to retail business activities, development provides for a mix of other business activities including *food and drink outlets* (e.g. restaurants and dining facilities), *health care services*, *offices* and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*³ and the applicable local plan code, and does not undermine the role and function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the district activity centre in a local plan code;
 - (ii) not more than one *full line supermarket* to be established in any district activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, to not be established in any district activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

³ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

Part 6 (Zones)

Table 6.2.7.2.1 Consistent uses and potentially consistent uses in the District centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store (where not located in an adult store sensitive use area)</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet (other than for a high volume convenience restaurant located in Buderim or Maleny local plan areas)</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre (where not exceeding a gross leasable floor area of 300m²)</i> (i) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m²)</i> (j) <i>Health care services</i> (k) <i>Home based business (where other than a high impact home based business activity)</i> (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Office</i> (o) <i>Sales office</i> (p) <i>Service station</i> (q) <i>Shop (other than a department store or discount department store)</i> (r) <i>Shopping centre (other than where involving a department store or discount department store)</i> (s) <i>Theatre (other than a multiplex cinema, or any cinema where located in the Kawana Waters district activity centre)</i> (t) <i>Veterinary services</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 300m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 300m²)</i> (c) <i>Nightclub entertainment facility (where located in a designated hospitality area)</i>
Industrial activities	
(a) <i>Medium impact industry (where for a micro-brewery located in the Mooloolaba/Alexandra Headland local plan area)</i> (b) <i>Service industry</i>	<i>Medium impact industry (where for a micro-brewery and not otherwise specified in column 1) -None</i>
Community activities	
(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>Place of worship</i>	<i>Hospital</i>
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility (where other than a freestanding tower)</i> (c) <i>Utility installation (where a local utility)</i>	None

Part 7 Local Plans

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local level and provide more detailed planning for the zones.
- (2) Local plan areas are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and categories of assessment for development in a local plan are in **Part 5 (Tables of Assessment)**.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code includes the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Beerburrum local plan code;
 - (b) Beerwah local plan code;
 - (c) Blackall Range local plan code;
 - (d) Bli Bli local plan code;
 - (e) Buderim local plan code, including:-
 - (i) Precinct BUD LPP-1 (Gloucester Road South);
 - (f) Caloundra local plan code, including:-
 - (i) Precinct CAL LPP-1 (Bulcock Street);
 - (ii) Precinct CAL LPP-2 (Ormuz Avenue);
 - (iii) Precinct CAL LPP-3 (Bowman Road/Oval Avenue);
 - (iv) Precinct CAL LPP-4 (Moffat Beach/Shelly Beach);
 - ~~(v) Precinct CAL LPP-5 (Events Centre Hospitality Area);~~
 - ~~(vi) Precinct CAL LPP-6 (Bulcock Street Hospitality Area);~~
 - ~~(vii) Precinct CAL LPP-7 (Bulcock Beach Hospitality Area);~~
 - ~~(viii) Precinct CAL LPP-8 (Kings Beach Hospitality Area);~~
 - ~~(ix)(v)~~ Precinct CAL LPP-9 (Omrah Avenue);
 - ~~(x)(vi)~~ Precinct CAL LPP-10 (Caloundra Aerodrome);
 - (g) Caloundra West local plan code, including:-
 - (i) Precinct CAW LPP-1 (Homestead Drive);
 - (h) Coolum local plan code, including:-
 - (i) Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences);
 - (i) Eudlo local plan code;

- (j) Eumundi local plan code, including:-
 - (i) Precinct EUM LPP-1 (Eumundi Butter Factory);
- (k) Forest Glen/Kunda Park/Tanawha local plan code;
- (l) Glass House Mountains local plan code;
- (m) Golden Beach/Pelican Waters local plan code;
- (n) Kawana Waters local plan code, including:-
 - (i) Precinct KAW LPP-1 (South of Point Cartwright Drive);
 - (ii) Precinct KAW LPP-2 (North of Point Cartwright Drive);
 - (iii) Precinct KAW LPP-3 (Nicklin Way North Minyama);
 - (iv) Precinct KAW LPP-4 (Buddina Urban Village), including:
 - (A) Sub-precinct KAW LPSP-4a (Urban Village Residential);
 - (B) Sub-precinct KAW LPSP-4b (Bermagui Crescent/Iluca Avenue);
 - (C) Sub-precinct KAW LPSP-4c (Pacific Boulevard);
 - (v) Precinct KAW LPP-5 (Nicklin Way Warana);
 - (vi) Precinct KAW LPP-6 (Regatta Boulevard Wurtulla);
- (o) Kenilworth local plan code;
- (p) Landsborough local plan code, including:-
 - (i) Precinct LAN LPP-1 (Landsborough Town West);
 - (ii) Precinct LAN LPP-2 (Landsborough Town East);
- (q) Maleny local plan code, including:-
 - (i) Precinct MAL LPP-1 (Maleny Community Precinct);
 - (ii) Precinct MAL LPP-2 (Maleny West);
 - (iii) Precinct MAL LPP-3 (Walkers Creek);
 - (iv) Precinct MAL LPP-4 (Maleny North);
- (r) Maroochy North Shore local plan code, including:-
 - (i) Precinct MNS LPP-1 (Sunshine Coast Airport);
 - (ii) Precinct MNS LPP-2 (Town of Seaside);
 - (iii) Precinct MNS LPP-3 (Marcoola Tourist Accommodation);
- (s) Maroochydhore/Kuluin local plan code, including:-
 - ~~(i)~~ Precinct MAR LPP-1 (~~Evans Street~~City Core);
 - ~~(A)~~ Sub-precinct MAR LPSP-1a (Ocean Street Food and Music Sub-Precinct);
 - ~~(ii)~~ Precinct MAR LPP-2 (Aerodrome Road);
 - ~~(iii)~~ Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive);
 - ~~(iv)~~ Precinct MAR LPP-2 (Wharf Street);
 - ~~(v)~~ Precinct MAR LPP-3 (Maud Street/Sugar Road);
- (t) Mooloolaba/Alexandra Headland local plan code, including:-
 - ~~(i)~~ Precinct MAH LPP-1 (Mooloolaba Hospitality Area);
 - ~~(ii)~~ Precinct MAH LPP-2 (Mooloolaba Spit Government Uses);
 - ~~(iii)~~ Precinct MAH LPP-3 (Mooloolaba Heart Street Activation);
- (u) Mooloolah local plan code;
- (v) Nambour local plan code, including:-
 - (i) Precinct NAM LPP-1 (Nambour ~~Special Entertainment Precinct~~Hospitality Area);
 - (ii) Precinct NAM LPP-2 (Former Mill Site ~~and Hospitality Area~~);
 - (iii) Precinct NAM LPP-3 (Town Centre Frame);
 - (iv) Precinct NAM LPP-4 (Nambour Health Hub);

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

The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery.

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

The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road.

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

7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
 - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Town Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
 - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.
 - (c) The Caloundra Town Centre continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community and communities in the southern part of the Sunshine Coast.
 - (d) Opportunities for transit oriented development are provided within the town centre and in designated areas adjacent to the CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.
 - (e) Development in the Major centre zone contributes to the economic vitality of the Caloundra Town Centre by providing for a wide range and depth of business uses.
 - (f) Development in the Major centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

- ~~(e)(g)~~ Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for this part of the Caloundra Town Centre to be retained as the traditional 'main street' retail and entertainment area, accommodating a range of business uses with an emphasis on retail business uses and entertainment/catering business uses, together with multi-unit residential uses located above street level.
- ~~(f)~~ Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere. ~~Nightclub entertainment facilities are only established in the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area).~~
- ~~(h)~~ The traditional main street character of Bulcock Street is maintained. New or extended large floor plate retail uses are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character. Through block pedestrian links are provided to allow convenient pedestrian access with development addressing and activating pedestrian links and vehicular laneways, wherever practicable. Development in Precinct CAL LPP-1 (Bulcock Street) is integrated with the adjoining community uses in Felicity Park and Omrah Avenue and the mixed use tourist development at nearby Bulcock Beach.
- ~~(g)(i)~~ Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) supports the Bulcock Street retail and entertainment area by providing a range of complementary business uses and multi-unit residential uses. Development in this precinct is integrated with and includes strong pedestrian connections to Bulcock Street and the adjoining community uses in Omrah Avenue. Key Site 1 (Kronks Motel) is redeveloped as a signature *mixed use development* that incorporates high quality buildings, active street *frontages* and streetscaping.
- ~~(h)(j)~~ Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) accommodates a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre together with some fine grain business uses that support, or are complementary to, the adjoining government and medical hub. These small scale business uses predominantly occur in that part of Precinct CAL LPP-3 between West Terrace and Second Avenue through the redevelopment of this area.
- ~~(h)(k)~~ Key Site 2 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Town Centre.
- ~~(j)(l)~~ Key Site 3 (Caloundra RSL Club) is consolidated and further developed as a major entertainment venue which supports pedestrian connectivity to surrounding development and provides an attractive street front address to Oval Avenue.
- ~~(k)(m)~~ Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Town Centre.
- ~~(h)(n)~~ The existing local centres at Currimundi and Moffat Beach are retained as local (not full service) activity centres providing for the basic convenience needs of residents of and visitors to the local area.
- ~~(m)(o)~~ Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.
- ~~(h)(p)~~ Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.

- ~~(q)~~(g) Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry* uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.
- ~~(r)~~(r) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.
- ~~(s)~~(s) Development in the Tourist accommodation zone at Bulcock Beach, Kings Beach, Dicky Beach, Currimundi and Golden Beach (Oaks Oasis Resort site) reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.
- ~~(t)~~(t) Key Site 4 (Kings Beach Tavern), Key Site 5 (Kings Beach Shops) and Key Site 6 (Golden Beach Oaks Oasis Resort), are developed as signature mixed used developments which:-
- (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
 - (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
 - (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
 - (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.
- ~~(u)~~(u) Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.
- ~~(v)~~(v) Development in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m² in area.
- ~~(w)~~(w) Development in the Medium density residential zone provides for a mix of residential housing types with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- ~~(x)~~(x) The government and medical hub established in the vicinity of West Terrace and Bowman Road adjacent to the Caloundra Town Centre, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other *emergency services*, is consolidated. The government and medical hub further reinforces this part of Caloundra as the primary focus for the provision of major State government facilities.
- ~~(y)~~(y) Precinct CAL LPP-59 (Omrah Avenue) includes a number of *dwelling houses* on lots immediately to the south of Bicentennial Park. Development in this precinct is limited to *dwelling houses* on existing lots in order to ensure the land is preserved for a central *park* and complementary community facilities to support civic and cultural functions in the Caloundra Town Centre.
- ~~(z)~~(z) Development within Precinct CAL LPP-640 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centres Network.
- ~~(aa)~~(aa) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
- ~~(bb)~~(bb) Significant views to important landscape features including beaches and *waterways*, headlands and the Glass House Mountains are protected.

~~(aa)~~(cc) Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are retained.

~~(bb)~~(dd) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station, the CoastConnect Priority Public Transport and Bicycle Corridor or the proposed new northern access road into the Caloundra Town Centre.

7.2.6.4 Performance outcomes and acceptable outcomes

Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Caloundra Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	Development for 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; (d) louvres; and (e) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the sense of arrival to Caloundra Town Centre and other parts of the local plan area, including boulevard treatments along Caloundra and Bowman Roads.	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) :- (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

Performance Outcomes		Acceptable Outcomes	
	Mayes Avenue, Second Avenue and Oval Avenue provides predominantly for the establishment of commercial business uses and health related activities, with any retail business use comprising a comparatively small component of the total <i>gross floor area</i> of the overall development.		
PO24	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites located between Oval Avenue and Olm Street are developed for a mix of commercial business uses and residential uses, with any retail business use comprising a comparatively small component of the total <i>gross floor area</i> of the overall development.	AO24	No acceptable outcome provided.
PO25	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites adjoining or immediately opposite Central Park provide for the establishment of sport and recreation uses, accommodation uses or business uses that are related to and support sport and recreation activities.	AO25	No acceptable outcome provided.
Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), Precinct CAL LPP-7 (Bulcock Beach Hospitality Area) and Precinct CAL LPP-8 (Kings Beach Hospitality Area)			
PO26	Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) identified on Local Plan Precinct Map LPM45 provides for:- (a) a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere; and (b) in the case of the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area), may include nightclub entertainment facilities.	AO26	No acceptable outcome provided.
Development in the Specialised Centre Zone (Caloundra Road Showroom Area)			
PO27<u>PO26</u>	Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Town Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO27<u>AO26</u>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)			
PQ28PO27	Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.	AO28AO27	No acceptable outcome provided.
PQ29PO28	Development in the Local centre zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along active or semi-active street front areas; (d) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.	AO29AO28	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides for buildings to be set back from street <i>frontages</i> as follows:- (i) for sites fronting Seaview Terrace - built to the street front boundary; (ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and (iii) on sites with sole <i>frontage</i> to Roderick Street - a distance that is compatible with the character and scale of residential development on the southern side of Roderick Street, but in any case not less than 3 metres; (c) provides <i>primary active street frontages</i> where identified on Figure 7.2.6A (Caloundra local plan elements) ; (d) provides all weather protection to active street <i>frontages</i> in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (g) provides for on-site car parking at the rear or to one side of the development.
Development in the Low Impact Industry Zone (Moffat Beach Business Park)			
PQ30PO29	Development in the Low impact industry zone at Moffat Beach is designed and configured in a manner which protects the amenity of nearby and surrounding residential premises.	AO30AO29.1 AO30AO29.2	Development does not provide for any additional vehicular access from Nothing Street. Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothing Street and north of Grigor Street West occurs on amalgamated sites with:-

Performance Outcomes		Acceptable Outcomes	
		<p><u>AO30AO29.3</u></p> <p>(a) all vehicular access gained via Grigor Street West;</p> <p>(b) a <i>landscape buffer</i> provided along Nothling Street with security fencing located behind landscaping; and</p> <p>(c) no or only minimal building openings provided to the Nothling Street <i>frontage</i> of the site.</p> <p>The layout and design of development in that part of the Low impact industry zone located opposite land included in the Low density residential zone (along William Street and George Street):-</p> <p>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</p> <p>(c) provides a 3 metre wide densely planted buffer strip along the street <i>frontage</i>; and</p> <p>(d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</p> <p>Notwithstanding the maximum height of buildings and structures identified on the applicable Height of Buildings and Structures Overlay Map, that part of a building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where located on a <i>site</i> opposite land included in the Low density residential zone (along William Street and George Street).</p>	
		<p><u>AO30AO29.4</u></p>	
<u>PO31PO30</u>	<p>Development in the Low impact industry zone ensures that new buildings in the Low impact industry zone:-</p> <p>(a) achieve a coherent overall built form and <i>streetscape</i> character; and</p> <p>(b) incorporate design features, building materials and/or colours that provide architectural interest and articulation to building facades visible from the street.</p>	<u>AO31AO30</u>	No acceptable outcome provided.
<u>PO32PO31</u>	<p>Development in the Low impact industry zone ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.</p>	<u>AO32AO31</u>	No acceptable outcome provided.
<u>PO33PO32</u>	<p>Development in the Low impact industry zone ensures that non-industrial uses are limited in scale</p>	<u>AO33AO32</u>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and in type to those uses which:- (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts.		
Development in the Tourist Accommodation Zone			
PQ34 <u>PQ33</u>	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) contributes to the vitality of key streets and esplanades; (c) provides a continuous pedestrian friendly façade; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	AQ34 <u>AQ33</u>	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on Figure 7.2.6A (Caloundra local plan elements) ; (b) has building openings overlooking the street; (c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (d) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (e) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (f) minimises vehicular access across active street <i>frontage</i> .
PQ35 <u>PQ34</u>	Development in the Tourist accommodation zone provides for Key Site 4 (Kings Beach Tavern) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major visitor accommodation area, and that incorporates the following:- (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses; (b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street; (c) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (d) a building form which provides for two slim line towers of	AQ35 <u>AQ34</u>	No acceptable outcome provided. Note— Figure 7.2.6B (Kings Beach Tavern preferred design treatment) illustrates the preferred design treatment for Key Site 4 (Kings Beach Tavern).

Performance Outcomes		Acceptable Outcomes	
	<p>variable height above a two storey podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes;</p> <p>(e) a maximum <i>site cover</i> of 50% for the first two storeys and 35% for storeys above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and</p> <p>(f) streetscape improvements at street level which complement and reflects the streetscape treatments in Kings Beach Park.</p>		
PQ36PO35	<p>Development in the Tourist accommodation zone provides for Key Site 5 (Kings Beach Shops) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major tourist accommodation area, and that incorporates the following:-</p> <p>(a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and catering business uses where identified as a <i>primary active street frontage</i> on Figure 7.2.6A (Caloundra local plan elements), with <i>active uses</i> provided along a minimum of 75% of the <i>site frontage</i>;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a maximum height of:-</p> <p>(i) 19 metres for Lot 230 RP43053 at 36 Esplanade Headland; and</p> <p>(ii) 16 metres for Lots 0 and 1-4 BUP3932 at 12 Princess Lane and Lots 0 and 1-6 BUP133 at 14 Princess Lane, unless either or both lots are amalgamated with Lot 230 RP43053, in which case a maximum height limit of 19 metres applies;</p> <p>(d) a maximum <i>site cover</i> of 70% for the first two storeys and 40% for storeys above the second storey;</p> <p>(e) a stepping back of the building form from all boundaries above the second storey with a minimum <i>setback</i> of 7.5 metres from the Esplanade;</p> <p>(f) vehicle access from Princess Lane;</p>	AQ36AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(g) opportunities for casual surveillance of public spaces, including Princess Lane; and</p> <p>(h) streetscape improvements at street level which complement and integrate with Kings Beach Park.</p>		
<u>PO37PO36</u>	<p>Development in the Tourist accommodation zone provides for Key Site 6 (Golden Beach Oaks Oasis Resort) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as an integrated <i>mixed use development</i> that complements, but does not compete with, the role of Caloundra Town Centre as a major regional activity centre, and incorporates the following:-</p> <p>(a) a mix of multi-unit permanent and visitor accommodation in conjunction with retail business uses and entertainment/catering business uses including a conference centre;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a building form which:-</p> <p>(i) is arranged so as to maintain and enhance sightlines to, and strengthen visual associations with, Pumicestone Passage;</p> <p>(ii) provides for the maximum height limit of 21 metres to be achieved for two or three slim line towers only on that part of the <i>site</i> that is undeveloped as at the date of gazettal of the planning scheme; and</p> <p>(iii) steps down in height at the edges of the <i>site</i> to protect the amenity of surrounding low-rise residential development;</p> <p>(d) enhanced through block pedestrian connections with a prominent link to Short Street and the coastal walk; and</p> <p>(e) streetscape improvements at street level to improve the attractiveness of Park Place and North Street.</p>	<u>AO37AO36</u>	No acceptable outcome provided.
<u>PO38PO37</u>	<p>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and The Esplanade, Bulcock Beach:-</p> <p>(a) may provide for residential uses or a mix of residential and business uses;</p>	<u>AO38AO37</u>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(b) where business uses are proposed, maintains a <i>primary active street frontage</i> to The Esplanade;</p> <p>(c) provides for a maximum <i>site cover</i> of:-</p> <p>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</p> <p>(ii) 35% for that part of a building exceeding 8.5 metres in height;</p> <p>(d) provides <i>access</i> from Leeding Terrace, other than where for permanent accommodation; and</p> <p>(e) maintains <i>setbacks</i> to Otranto Avenue in accordance with Acceptable Outcome AO4 in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribe Island.</p>		
Development in the High Density Residential Zone			
PQ39PO38	Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.	AO39AO38	Development provides for buildings which:-
			<p>(a) are designed and located to respond to the natural topography, such as by stepping down the slope;</p> <p>(b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and</p> <p>(c) are well spaced with a slender rather than bulky appearance.</p>
Development in the Medium Density Residential Zone Generally			
PQ40PO39	Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:-	AO40AO39	The layout and design of development ensures that:-
	<p>(a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street;</p> <p>(b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street;</p> <p>(c) Dicky Beach, in the vicinity of Ngungun Street;</p> <p>(d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and</p> <p>(e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.</p>		<p>(a) buildings have the appearance of one or more individual buildings on the <i>site</i>, with each building being the scale of a <i>dwelling house</i>;</p> <p>(b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i>;</p> <p>(c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and</p> <p>(d) buildings are set within densely landscaped grounds.</p>
Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)			
PQ41PO40	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	AO41AO40	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:-

Performance Outcomes		Acceptable Outcomes	
			(a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and (b) at least 15 metres from Canberra Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
Development in the Low Density Residential Zone in Precinct CAL LPP-4 (Shelly Beach/Moffat Beach)			
<u>PQ42PO41</u>	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) identified on Local Plan Precinct Map LPM45 maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m ² in area.	<u>AO42AO41</u>	No acceptable outcome provided.
Development in the Community Facilities Zone			
Development in Precinct CAL LPP-59 (Omrah Avenue)			
<u>PQ43PO42</u>	Development in Precinct CAL LPP-9 (Omrah Avenue) identified on Local Plan Precinct Map LPM45 is limited to <i>dwelling houses</i> on lots currently occupied by <i>dwelling houses</i> in order to ensure land is preserved for future community purposes including <i>park</i> and <i>community uses</i> .	<u>AO43AO42</u>	No acceptable outcome provided.
Development in Precinct CAL LPP-619 (Caloundra Aerodrome)			
<u>PQ44PO43</u>	Development in Precinct CAL LPP-10 (Caloundra Aerodrome) identified on Local Plan Precinct Map LPM45 :- (a) occurs in an intergrated manner in accordance with the approved Caloundra Aerodrome Master Plan; (b) provides for the operation of the aerodrome as a general aviation facility; (c) provides for other uses that are compatible with and allied to the operation of the aerodrome; (d) maintains and enhances the <i>streetscape</i> character of Caloundra Road as a landscaped boulevard and major entry route to the Caloundra Town Centre; (e) provides for principal access to the aerodrome site to be from Caloundra Road via Pathfinder way; (f) provides an emergency access point to Caloundra Road in accordance with the approved Caloundra Aerodrome Master Plan; (g) retains existing <i>vegetation</i> supplemented by dense landscape planting to provide a 20 metre wide vegetated <i>buffer</i> adjacent to Caloundra Road within the aerodrome property; (h) improves access to and circulation within the	<u>AO44AO43</u>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>aerodrome;</p> <p>(i) protects the adjoining Dedicated Public Transport Corridor (CAMCOS), proposed Caloundra Transit Station and opportunities for future transit oriented development; and</p> <p>(j) recognises the location of the aerodrome within the urban fabric and seeks to maintain the amenity of nearby residential areas.</p>		
Development on the Tripcony Hibiscus Caravan Park Site (Lot 764 SP223350, Bulcock Street)			
PQ45PO44	<p>Development of the Tripcony Hibiscus Caravan Park site (Lot 764 SP223350, Bulcock Street):-</p> <p>(a) provides visitor accommodation in the form of caravan/motorhome sites, camping sites and cabins;</p> <p>(b) provides for the extension of the coastal walk along the foreshore between Leach Park and Tripcony Lane;</p> <p>(c) enhances the <i>streetscape</i> character of Bowman Road/Bulcock Street, Park Place and Maloja Avenue;</p> <p>(d) improves <i>access</i> to the <i>site</i>; and</p> <p>(e) incorporates an attractive built form that is of a scale and intensity that is compatible with the character of the local area and protects the amenity of nearby residential premises.</p>	AQ45AO44	No acceptable outcome provided.
Development on the Former Caloundra Sewage Treatment Plant Site (Lot 3 CP845406, Queen Street)			
PQ46PO45	<p>Development of the former Caloundra Sewage Treatment Plant site (Lot 3 CP845406, Queen Street):-</p> <p>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential uses that directly support the other uses on the <i>site</i>;</p> <p>(b) maintains and enhances the <i>streetscape</i> character of Queen Street as an attractive landscaped boulevard;</p> <p>(c) provides street, pedestrian and cycle through block connections to improve connectivity to and between surrounding recreational and community facilities and public spaces;</p> <p>(d) provides an open space link through the <i>site</i> that contributes to a continual greenspace link between Tooway Creek and the environmental reserve located on Queen Street; and</p> <p>(e) protects the amenity of nearby residential areas.</p>	AQ46AO45	No acceptable outcome provided.
Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican			

Performance Outcomes		Acceptable Outcomes	
Waters Boulevard)			
PQ47PO46	<p>Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):-</p> <p>(a) rehabilitates and remediates any contaminated land;</p> <p>(b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra Town Centre, community facilities and public transport <i>infrastructure</i>;</p> <p>(c) provides for the establishment of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station;</p> <p>(d) occurs in accordance with an approved plan of development prepared for the whole of the <i>site</i>;</p> <p>(e) incorporates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and the Sunshine Coast architectural style; and</p> <p>(f) provides street, pedestrian and cycle through-site connections to improve connectivity to and between surrounding areas and public spaces.</p>	AO47AO46	No acceptable outcome provided.

Part 7 (Local plans) (Section 7.2.19 Maroochydore/Kuluin local plan code)

- (iii) a continuous high quality public pedestrian and cycle link along the Maroochy River and Maroochydore Beach foreshore, integrating and extending the Coastal Path System.
- (j) Development contributes to the establishment of landscaped boulevards along major transport routes and attractive gateways to enhance the sense of entry to the local plan area and the Maroochydore Principal Regional Activity Centre.
- (k) Development provides appropriate landscape buffering to the Sunshine Motorway in order to visually screen built form elements and maintain the visual amenity of the Motorway.
- (l) Development provides for community infrastructure and services that meet the needs of residents in the Maroochydore Principal Regional Activity Centre and the Sunshine Coast sub-region.
- (m) The Principal centre zone in Precinct MAR LPP-1 (City Core) is developed as a mixed use retail core and contains the highest order retail uses in conjunction with a range of business uses and a significant quantity of residential dwellings. In conjunction with development in the Maroochydore City Centre Priority Development Area, Precinct MAR LPP-1 (City Core) is intended to be the most concentrated urban setting in the Maroochydore Principal Regional Activity Centre and is to provide the greatest range and diversity of uses.
- (n) Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for mixed use premises which support a vibrant day time and night time economy. Residents in the precinct, and in the Principal centre zone generally, should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
- ~~(o)~~ Development in the Principal centre zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct-Hospitality Area) provides for a range of business uses and entertainment activities including food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities that may operate after hours and include live or amplified music which creates a vibrant atmosphere.
- ~~(p)~~ Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) provides for expansion or redevelopment of the shopping centre and adjacent sites to provide for an integrated, high quality design which addresses and activates key street frontages, enhances connectivity through the site, in particular through the provision of the public pedestrian promenade and identified road links, and presents an attractive interface to surrounding areas through outstanding building, streetscape and landscape design.
- ~~(q)~~ Development in ~~in~~ the Principal centre zone on Key Site 2 (Big Top) provides for an integrated, high quality mixed use development which contributes to the vibrancy of Ocean Street, Cornmeal Creek and Horton Parade, enhances pedestrian connectivity through and around the site and displays an outstanding level of architectural and landscape design befitting of its prominent location.
- ~~(r)~~ Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) occurs in accordance with **Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent and inconsistent uses in the Principal centre zone)** and in particular ensures that any retail business uses do not detract from or compete with the core retailing functions of Precinct MAR LPP-1 (City Core).
- ~~(s)~~ Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road):-
 - (i) predominantly comprises medium intensity residential activities and business activities, including smaller scale *showroom* uses;
 - (ii) recognises the role of Aerodrome Road as a gateway entry to the Maroochydore Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles and high quality building presentation;
 - (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.

~~(s)~~(t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-

- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydoore Principal Regional Activity Centre;
- (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydoore Principal Regional Activity Centre;
- (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
- (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.

~~(t)~~(u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.

~~(u)~~(v) With the exception of the two local business areas situated on the corner of Maroochydoore Road and Main Road and Maroochydoore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.

~~(v)~~(w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.

~~(w)~~(x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.

~~(x)~~(y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.

~~(y)~~(z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-5 (Maud Street/Sugar Road).

~~(z)~~(aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydoore City Centre priority Development Area.

~~(aa)~~(bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydoore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

~~(bb)~~(cc) The existing *tourist park* sites located at Cotton Tree and Maroochydoore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochydoore's role as a tourism focus area.

~~(cc)~~(dd) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

Performance Outcomes		Acceptable Outcomes	
	<p>a high level of integration and connectivity;</p> <p>(g) provides <i>primary active street frontages</i> to Cornmeal Creek, Ocean Street, Duporth Avenue and Horton Parade and the 'urban laneway' through the <i>site</i> connecting Ocean Street with Cornmeal Creek Esplanade;</p> <p>(h) maintains existing vehicular access points; and</p> <p>(i) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>		
Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street <u>Food and Music Sub-Precinct-Hospitality Area</u>)			
PO29	<p>Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street <u>Food and Music Sub-Precinct Hospitality Area</u>) identified on Local Plan Map LPM22 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live <u>or amplified</u> music which creates a vibrant atmosphere.</p>	AO29	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)			
PO30	<p>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on Local Plan Map LPM22 complies with the following:-</p> <p>(a) development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground <i>storey</i>;</p> <p>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</p> <p>(c) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority;</p> <p>(d) development with a <i>frontage</i> to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable;</p> <p>(e) development provides for bicycle and pedestrian infrastructure which connects the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS)</p>	AO30	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	street <i>frontage</i> ; (c) consolidated access points to Dalton Drive and Maroochy Boulevard.		
PO39	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochydhore Principal Regional Activity Centre.	AO39	Development fronting Maroochy Boulevard has a minimum height of 8 metres.

Table 7.2.19.4.3 Maroochydhore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<u>Principal centre zone (Precinct MAR LPP-1 – City Core)</u>	
<u>Residential activities</u>	
(a) <u>Caretaker's accommodation</u> (b) <u>Community residence</u> (c) <u>Dual occupancy (where forming part of a mixed use development)</u> (d) <u>Dwelling unit</u> (e) <u>Multiple dwelling</u> (f) <u>Residential care facility</u> (g) <u>Resort complex</u> (h) <u>Retirement facility</u> (i) <u>Rooming accommodation</u> (j) <u>Short-term accommodation</u>	None
<u>Business activities</u>	
(a) <u>Adult store</u> (b) <u>Agricultural supplies store</u> (c) <u>Bar</u> (d) <u>Car wash</u> (e) <u>Food and drink outlet</u> (f) <u>Function facility</u> (g) <u>Funeral parlour</u> (h) <u>Garden centre (where not exceeding a gross leasable floor area of 450m²)</u> (i) <u>Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²)</u> (j) <u>Health care services</u> (k) <u>Home based business (where other than a high impact home based business activity)</u> (l) <u>Hotel</u> (m) <u>Market</u> (n) <u>Nightclub entertainment facility (where located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct)</u> (o) <u>Office</u> (p) <u>Sales office</u> (q) <u>Service station</u> (r) <u>Shop</u> (s) <u>Shopping centre</u> (t) <u>Theatre</u> (u) <u>Veterinary services</u>	(a) <u>Garden centre (where exceeding a gross leasable floor area of 450m²)</u> (b) <u>Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²)</u> (c) <u>Nightclub entertainment facility (where not located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct)</u> (d) <u>Tourist attraction</u>
<u>Industrial activities</u>	
(a) <u>Service industry</u> (b) <u>Medium impact industry (where for a micro-brewery)</u>	(a) <u>Low impact industry</u> (b) <u>Research and technology industry</u>
<u>Community activities</u>	
(a) <u>Child care centre</u> (b) <u>Community care centre</u> (c) <u>Community use</u> (d) <u>Educational establishment</u> (e) <u>Emergency services</u> (f) <u>Hospital</u> (g) <u>Place of worship</u>	
<u>Sports and recreation activities</u>	
(a) <u>Club</u> (b) <u>Indoor sport and recreation</u>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) <u>Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre)</u> (d) <u>Park</u>	
Other activities	
(a) <u>Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)</u> (b) <u>Parking station</u> (c) <u>Telecommunications facility (where other than a freestanding tower)</u> (d) <u>Utility installation (where a local utility)</u>	
Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre (where not exceeding a gross leasable floor area of 450m²)</i> (i) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²)</i> (j) <i>Health care services</i> (k) <i>Home based business (where other than a high impact home based business activity)</i> (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Office</i> (o) <i>Sales office</i> (p) <i>Service station</i> (q) <i>Shop (if not involving a department store)</i> (r) <i>Shopping centre (if not involving a department store)</i> (s) <i>Showroom (where each individual tenancy does not exceed a gross leasable floor area of 3,000m²)</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 450m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²)</i> (c) <i>Showroom (where each individual tenancy exceeds a gross leasable floor area of 3,000m²)</i> (d) <i>Tourist attraction</i>
Industrial activities	
(a) <u>Medium impact industry (where for a micro-brewery)</u> (a)(b) <u>Service industry</u>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(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
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)</i>	None

7.2.20.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
 - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
 - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park, character *vegetation* along the foreshore and views either to or from important landscape features.
 - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
 - (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
 - (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
 - (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street *frontages* and improved public spaces.
 - (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area, and a well-designed and integrated public carpark.
 - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
 - (j) Development in the District centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places, with a lively day time and night time economy. Precinct MAH LPP 1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

Performance Outcomes		Acceptable Outcomes	
	<p>for that part of the building up to 2 storeys and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 storeys, provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 storeys.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> • exemplar architecture and landscape design (refer PO14); • over-sized guest rooms; • expansive lobby; • multiple restaurants; • conference facilities; • wide passageways; • high ceiling heights; • dedicated service lift; • housekeeping and linen store on every floor; • covered porte cochere capable of bus set down; and • publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool). <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining <i>site cover</i> for this performance outcome, <i>site cover</i> shall be determined based upon the floor plane of each level and not the aggregate of all levels, when viewed in plan view.</p>		
Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)			
PO16	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on Local Plan Map LPM34 provides for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere.	AO16	No acceptable outcome provided.
Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO167	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A	AO167	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the site to be redeveloped as a high quality, integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade;</p> <p>(g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River;</p> <p>(h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and</p> <p>(i) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
PO178	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) improves vehicular accessibility</p>	AO178.1	<p>Development provides for vehicular site access which provides for:-</p> <p>(a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p>

Performance Outcomes		Acceptable Outcomes	
	<p>into and through the site with primary <i>access</i> provided for from a road other than Parkyn Parade;</p> <p>(b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and</p> <p>(c) provides for well designed, accessible and integrated public car parking.</p>	<p>AO178.2</p> <p>AO178.3</p>	<p>(b) improved primary <i>access</i> into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry boulevard;</p> <p>(c) improved secondary <i>access</i> from Parkyn Parade; and</p> <p>(d) improved facilities for tourist buses.</p> <p>Development provides improved pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
Development in the Local Centre Zone (Brisbane Road)			
PO189	<p>Development in the Local centre zone:-</p> <p>(a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and</p> <p>(b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area.</p>	AO189	No acceptable outcome provided.
PO1920	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and vehicular access that does not dominate the street.</p>	AO1920	<p>Development in the Local centre zone:-</p> <p>(a) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(c) reduces the dominance of signage elements, particularly along Brisbane Road;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with the building;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides on-site car parking in basements or at the rear or one</p>

Performance Outcomes		Acceptable Outcomes	
			side of the development, integrated with other vehicle movement areas.
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO204	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future road, pedestrian and cycle link between Muraban Street and Naroo Court as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to improve local connectivity.	AO204	No acceptable outcome provided.
Development in the High Density Residential Zone in Precinct MAH LPP-13 (Mooloolaba Heart Street Activation)			
PO212	Development in Precinct MAH LPP-13 (Mooloolaba Heart Street Activation) identified on Local Plan Map LPM34 provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which:- (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO212	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO223	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	AO223	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO234	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of this <i>frontage</i> ;	AO234	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (e) provides required car parking on site; (f) contributes to streetscape improvements along Parkyn Parade; and (g) protects bank stability, water quality and hydrological processes within the Mooloolah River. 		
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO245	<p>Development in the Sport and recreation zone at The Yacht Club and boat ramp:-</p> <ul style="list-style-type: none"> (a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated <i>ancillary</i> uses; (b) improves public access between Parkyn Parade and the Mooloolah River; (c) provides required car-parking on site; (d) contributes to streetscape improvements along Parkyn Parade; and (e) protects bank stability, water quality and hydrological processes within the Mooloolah River. 	AO245	No acceptable outcome provided.
Development in the Community Facilities Zone			
PO256	Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i> .	AO256	No acceptable outcome provided.
PO267	<p>Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on Local Plan Map LPM34 provides for:-</p> <ul style="list-style-type: none"> (a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions; (b) building design which addresses the street and adjoining parkland; (c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and (d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River. 	AO267	No acceptable outcome provided.

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A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies that provide a valuable community focus for the surrounding hinterland and the wider Sunshine Coast.

Nambour provides a mix of residential types to meet community needs, including several retirement communities. However, housing remains predominantly detached in character. Significant consolidation and redevelopment opportunities are available in the local plan area, particularly within walking distance to the town centre and railway station. The older residential parts of the local plan area contain pockets of character housing in the traditional Queensland style. Consolidation is intended to be undertaken in a manner which is sympathetic to the established character of these areas, including the retention of existing character buildings within the development design.

The main north-south road access through the local plan area is via Nambour Connection Road. Bli Bli Road and Petrie Creek Road provide the main road connections between the local plan area and the coastal urban area to the east. Nambour-Mapleton Road provides the main road connection between the local plan area and rural towns and communities to the west. The Bruce Highway passes through the north-eastern corner of the local plan area.

Nambour provides a key transit hub connecting the passenger rail system from Brisbane to the Sunshine Coast's public transport (bus) network. The proposed realignment and duplication of the North Coast Rail Line north to Nambour will further enhance opportunities for transit oriented development in and around the town centre.

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

7.2.22.3 Purpose and overall outcomes

- (1) The purpose of the Nambour local plan code is to provide locally relevant planning provisions for the assessment of development within the Nambour local plan area.
- (2) The purpose of the Nambour local plan code will be achieved through the following overall outcomes:-
 - (a) Nambour is progressively developed as a major regional activity centre, providing a broad range of higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
 - (b) Significant urban consolidation and redevelopment opportunities are provided for within Nambour, with a focus on transit oriented development in and around the town centre and railway station.
 - (c) Urban development within the Nambour local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Nambour, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Nambour as the dominant major regional activity centre for the central Sunshine Coast hinterland are provided to service the needs of Nambour and surrounding areas including Woombye, Palmwoods, Montville, Mapleton and Yandina.
 - (e) ~~Development in the Major centre zone provides for mixed use premises incorporating residential uses above the ground storey so as to provide greater vitality and causal surveillance within the town centre and achieve residential densities that support centre functions and public transport.~~ Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
 - (f) Development in the Major centre zone provides for mixed use premises which support a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.

(g) Development in Precincts NAM LPP-1 (Nambour ~~Hospitality Area~~ Special Entertainment Precinct) and NAM LPP-2 (Former Mill Site and ~~Hospitality Area~~) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live or amplified music which creates a vibrant atmosphere. New and redeveloped residential uses and entertainment venues within, and in close proximity to, the precinct are designed and operated to achieve specified noise criteria and attenuation requirements.

Note-noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in Section 9.4.3 (Nuisance code).

(f)(h) Development in Precinct NAM LPP-2 (Former Mill Site ~~and Hospitality Area~~) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.

(g)(i) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.

(h)(j) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.

(i)(k) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.

(j)(l) Development within the local plan area protects and retains the established character areas of Nambour and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.

(k)(m) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.

(l)(n) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.

(m)(o) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development relative to its surrounds.

(n)(p) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.

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~~(e)(q)~~ Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flooding, steep slopes and *ecologically important areas*.

~~(e)(r)~~ Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitate safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.

~~(e)(s)~~ Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line.

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1 AO2.2 AO2.3	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments. Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) . Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former	AO3	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
			<p>(Articulated and ‘fine grain’ skyline); and</p> <p>(iii) understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(g) ensures that signage is integrated with the building;</p> <p>(h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(i) provides all weather protection along active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i>;</p> <p>(j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(k) provides for on-site car parking at the rear or below ground level of the development.</p>
PO11	<p>Development in the Major centre zone facilitates pedestrian movement and connectivity by providing pedestrian through-block links that:-</p> <p>(a) are located to connect key activity nodes, including the Nambour transit hub, and pedestrian crossings of streets;</p> <p>(b) provide a safe alternative to the street-based movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO11	No acceptable outcome provided.
<p>Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Hospitality Area <u>Special Entertainment Precinct</u>) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)</p>			
PO12	<p>Development in Precinct NAM LPP-1 (Nambour Hospitality Area <u>Special Entertainment Precinct</u>) and NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere.</p> <p><u>Note—Section 9.4.3 (Nuisance code) contains noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area.</u></p>	AO12	No acceptable outcome provided.
<p>Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)</p>			
PO13	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a proportional share of the</p>	AO13	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket</i> or <i>discount department store</i> , with a <i>gross leasable floor area</i> not exceeding 4,000m ² .		
PO14	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for any large floor plate retail use to be located to the north of the Bury Street extension and on the western side of the Mill Lane extension identified on Figure 7.2.22A (Nambour local plan elements) .	AO14	No acceptable outcome provided.
PO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area):- (a) provides for the establishment of an outwardly focused, active main street format; and (b) visually and physically integrates with the established town centre of Nambour and the State heritage-listed Mill Houses.	AO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) is provided in a main street configuration and ensures that:- (a) any large floor plate retail use is separated from the street by sleeving; (b) sleeving comprises active retail business uses or catering business uses located at ground level with residential uses and commercial business uses located on upper building levels; (c) sleeving extends to the Bury Street and Mill Street boundaries and is provided adjacent to the Mill House Courtyard; (d) a civic space (mini plaza) is provided opposite the Mill House Courtyard; (e) site interpretative features, such as public artwork, are provided; and (f) service lanes and loading bays are appropriately screened and are located adjacent to the rail line corridor in areas of least visibility.
PO16	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides a functional and permeable street network that:- (a) is integrated with the street network in the Nambour Town Centre; (b) is in the configuration identified on Figure 7.2.22A (Nambour local plan elements) ; and (c) incorporates the following road network and intersection improvements:- (i) the widening and extension of Mill Lane to connect to Mill Street adjacent to the Mill Houses; (ii) the extension of Bury Street into the Former Mill Site; (iii) the extension of Mitchell Street into the Former Mill Site; (iv) intersections upgraded at Mill Street/Mill Lane and Mitchell Street/Mill Lane; and (v) a new intersection located at the Bury Street and new Mill Lane extension.	AO16	No acceptable outcome provided.
PO17	Development in Precinct NAM LPP-2	AO17	Development in Precinct NAM LPP-2

Performance Outcomes		Acceptable Outcomes	
	<p>(Former Mill Site and Hospitality Area) ensures that the State heritage listed Mill Houses:-</p> <p>(a) are sensitively reused for a range of business, community and cultural activities; and</p> <p>(b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site.</p>		<p>(Former Mill Site and Hospitality Area) provides for the establishment of a 'Mill Houses Courtyard' that:-</p> <p>(a) is in the location identified on Figure 7.2.22A (Nambour local plan elements);</p> <p>(b) is designed and constructed in accordance with a detailed master plan; and</p> <p>(c) provides for the following:-</p> <p>(i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values;</p> <p>(ii) soft and hard landscaped surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses;</p> <p>(iii) retention of mature <i>vegetation</i>;</p> <p>(iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures;</p> <p>(v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre;</p> <p>(vi) public art works and signage elements that celebrate the Mill Houses' heritage values;</p> <p>(vii) public accessibility at all times;</p> <p>(viii) clear sight lines and visibility corridors to the Mill Houses; and</p> <p>(ix) compliance with disability access and CPTED principles and standards.</p>
PO18	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) on or adjacent to the 'Mill House Courtyard':-</p> <p>(a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and</p> <p>(b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function.</p>	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) <i>mixed use development</i> that incorporates medium to high density residential uses;</p> <p>(b) a range of commercial and entertainment/catering business uses;</p> <p>(c) retail business uses at a scale and intensity less than in other parts of the Major centre zone;</p> <p>(d) <i>showrooms</i>; and</p> <p>(e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on</p>	AO19	No acceptable outcome provided.

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Column 1 Consistent uses	Column 2 Potentially consistent uses
Industrial activities	
(a) <i>Service industry</i> (b) <i>Low impact industry</i> (where occupying not more than 200m ² of gross leasable floor area) (b)(c) <i>Medium impact industry</i> (where for a micro-brewery)	<i>Research and technology industry</i>
Community activities	
(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>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a local utility)	None

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

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

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

Part 9 (Development codes)

9.4.3 Nuisance code¹

9.4.3.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Nuisance code by the tables of assessment in Part 5 (Tables of assessment).

~~(1)(2)~~ All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-

- (a) nuisance emissions from development adversely impacting on surrounding *sensitive land uses*; and
- (b) the exposure of proposed *sensitive land uses* to nuisance emissions from surrounding development.

(2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-

- (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
 - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding *sensitive land uses*; and
 - (ii) ensuring that proposed *sensitive land uses* are not subject to unacceptable nuisance emissions generated from surrounding development, having regard to the location and context of the proposed development; ~~and~~
- ~~(b)~~ development, including development or redevelopment of residential activities and entertainment venues, within and in close proximity to a designated special entertainment precinct², provides appropriate noise attenuation and mitigation to reduce potential impacts from live music and amplified music³; and
- ~~(b)(c)~~ environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, glare, dust and particulates.

9.4.3.3 Performance outcomes and acceptable outcomes

Table 9.4.3.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Acoustic Amenity and Noise⁴			
PO1	Development, other than development involving live entertainment or <i>amplified music</i> in a <i>hospitality area</i> <u>designated special entertainment precinct</u> or as part of a temporary event, is located, designed, constructed and operated to ensure that noise emissions do not adversely	AO1	Development does not involve activities that would cause noise related environmental harm or nuisance. OR Development ensures noise does not emanate from the site through site layout,

¹ 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.

² Note—Where applicable, special entertainment precincts and associated buffer areas are identified on the relevant local plan precinct maps in **Schedule 2 (Mapping)**.

³ Editor's note—the **Guideline for development in a special entertainment precinct and buffer area** provides guidance for achieving certain outcomes of this code.

⁴ Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO1 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.

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Performance Outcomes		Acceptable Outcomes	
	<p><u>unreasonably</u> impact on surrounding <i>sensitive land uses</i> <u>having regard to the location and setting of the development.</u></p> <p>Note—this performance outcome applies even if noise emissions are generated by <i>sensitive land uses</i>, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.</p>	<p>AO1</p> <p><u>design, construction, and operation. Development, other than development in a designated special entertainment precinct, involving live entertainment or amplified music is designed and constructed to achieve an amplified music noise level external to existing or approved affected residences of:-</u></p> <p>(a) <u>LA10 not greater than 5dB(A) above the background noise levels LA90 from 6am to 10pm; and</u></p> <p>(b) <u>LOCT10 not greater than 8 dB above the octave band background noise levels LOCT90 from 10pm to 6am.</u></p> <p><u>Note: Acceptable outcome AO1 is provided as a guide only. A higher or lower noise level may be appropriate depending on the location, setting and context of the proposed development.</u></p> <p>AO2</p> <p><u>For development not involving live entertainment or amplified music, no acceptable outcome provided.</u></p>	
PO2	<p>Development that is a <i>sensitive land use</i>, <u>other than development in the residential activity group located in a designated special entertainment precinct and associated primary or secondary buffer area or a prescribed mixed use area</u>, 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, <u>including potential future development anticipated by the zone or precinct,</u> —to adversely affect the <i>sensitive land use</i>.</p> <p>Editor's note—this performance outcome relates to a 'reverse amenity' situation where a proposed <i>sensitive land use</i> may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed <i>sensitive land use</i> to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</p>	<p>AO2</p> <p>The <i>sensitive land use</i> 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.</p> <p>OR</p> <p>Where located in an area where adverse noise impacts are likely, the <i>sensitive land use</i> mitigates all potential impacts through site layout, design, construction, and operation.</p>	
<u>Requirements for development in a prescribed mixed use area involving a material change of use for a use in the residential activity group</u>			
PO3	<p>Development for a use in the <i>residential activity group</i> in a <u>prescribed mixed use area:-</u></p> <p>(a) <u>is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or mixed use development; and</u></p> <p>(b) <u>is designed and constructed to achieve a minimum reduction in</u></p>	<p>AO3</p> <p><u>No acceptable outcome provided.</u></p>	

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Performance Outcomes		Acceptable Outcomes	
	<p><u>sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</u></p> <p><u>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</u></p> <ul style="list-style-type: none"> <u>transport noise corridors under the Queensland Development Code;</u> <u>airport noise under Australian Standard AS2021; or</u> <u>a designated special entertainment precinct or buffer area under this code; the highest applicable attenuation requirements apply.</u> 		
PO3	<p><u>Development involving live entertainment or amplified sound in a hospitality area, or as part of a temporary event, provides a satisfactory level of acoustic amenity for surrounding sensitive land uses, having regard to the location and setting of the development and the frequency of the event.</u></p>	AO3	<u>No acceptable outcome provided.</u>
<p>Special Entertainment Precincts</p> <p>Requirements for development in a designated special entertainment precinct involving a material change of use for an entertainment/catering business use</p>			
PO4	<p><u>Development involving live entertainment or amplified music is designed and constructed to achieve an amplified music noise level at 1 metre external to any point of the premises of not greater than:-</u></p> <p><u>(a) L_{Ceq,T} 88dB for approved activities before 11.30pm; and</u></p> <p><u>(b) L_{Ceq,T} 65dB and L_{Leq,T} 55dB in any one-third octave band between and including 31.5Hz and 125Hz for approved activities after 11.30pm.</u></p> <p><u>Note—Operating noise levels for uses involving live entertainment or amplified music within a special entertainment precinct will be determined by the Amplified Music Venue Permit in accordance with the Local Law 1 and Subordinate Local Law 1.</u></p>	AO4	<u>Development does not involve amplified music that is audible external to the premises.</u>
PO5	<p><u>Development involving live entertainment or amplified music noise, located in the same building as, or that has a wall within 5m of, a use in the residential activity group ensures the building is designed and constructed to achieve an amplified music noise level of:</u></p> <p><u>(a) not greater than L_{Leq,T} 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; and</u></p> <p><u>(b) not greater than L_{Leq,T} 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the</u></p>	AO5	<u>Development located in the same building as, or that has a wall within 5m of, a use in the residential activity group does not involve amplified music that is audible in a bedroom or living room not associated with the development.</u>

Part 9 (Development codes)

Performance Outcomes		Acceptable Outcomes	
	<p><u>development.</u></p> <p><u>Note—Operating noise levels for uses involving live entertainment or amplified music within a special entertainment precinct will be determined in accordance with the Local Law 1 and Subordinate Local Law 1.</u></p>		
<u>Requirements for development in a designated special entertainment precinct or primary buffer area involving a material change of use for a use in the residential activity group</u>			
<u>PO6</u>	<p><u>Development involving a material change of use for a use in the residential activity group in a special entertainment precinct or primary buffer area ensures:</u></p> <p><u>(a) bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; and</u></p> <p><u>(b) a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and a bedroom or living room, of:</u></p> <p><u>(i) LLeq,T 18dB at 63Hz for short-term accommodation where a backpackers; or</u></p> <p><u>(ii) LLeq,T 20dB at 63Hz otherwise.</u></p>	<u>AO6</u>	<u>No acceptable outcome provided.</u>
<u>PO7</u>	<p><u>Development involving a material change of use for a use in the residential activity group located in the same building as, or that has a wall, within 5m of an existing or approved entertainment/catering business use ensures:</u></p> <p><u>(a) bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling; and</u></p> <p><u>(b) the building is designed and constructed to achieve an amplified music noise level of:</u></p> <p><u>(i) not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;</u></p> <p><u>(ii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; and</u></p> <p><u>(iii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.</u></p>	<u>AO7</u>	<u>No acceptable outcome provided.</u>
<u>Requirements for development in a designated special entertainment precinct secondary buffer area</u>			

Part 9

Part 9 (Development codes)

Performance Outcomes		Acceptable Outcomes	
<i>involving a material change of use for a use in the residential activity group</i>			
PO8	<p>Development involving a material change of use for a use in the <i>residential activity group</i> in a secondary buffer area:-</p> <p>(a) is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or <i>mixed use development</i>; and</p> <p>(b) is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</p> <p>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</p> <ul style="list-style-type: none"> • transport noise corridors under the <i>Queensland Development Code</i>; or • airport noise under Australian Standard AS2021; <p>the highest applicable attenuation requirements apply.</p>	AO8	No acceptable outcome provided.
<i>Odour, Dust and Particulates</i>			
PO94	Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to <i>sensitive land uses</i> (whether existing or proposed uses) in the surroundings of the proposed development.	AO94.1	Development does not involve activities that create odorous air emissions.
		AO94.2	Development does not involve activities that will result in airborne particles or emissions being generated.
			OR
			Development does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.
			OR
			Development ensures that no airborne particles or emissions cause environmental harm or nuisance through site layout, design, construction and operation.
PO105	Development that is a <i>sensitive land use</i> is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO105	No acceptable outcome provided.
<i>Lighting and Glare</i>			
PO116	Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	AO116.1	Lighting devices are located, designed and installed to:-
			(a) minimise light spillage on surrounding premises;
			(b) preserve an acceptable degree of lighting amenity at surrounding premises;
			(c) provide covers or shading around lights;

Part 9 (Development codes)

Performance Outcomes		Acceptable Outcomes	
			<p>(d) direct lights downwards; (e) position lights away from possible affected areas; and (f) enable the brightness of lights to be adjusted to low levels.</p>
		AO116.2	<p>Streets, driveways, servicing and car parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.</p>
		AO116.3	<p>Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.</p>

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • <u>Amplified music</u> • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding • Drive-through facility 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • High impact home based business activities • High volume convenience restaurant • Home office • Household • Industrial activity group • Industry zone • Infrastructure • Intensive rural use • Kawana Waters Development Agreement • Koala habitat tree • Local area structure plan • Local heritage place • Local utility • Major road • Major utility • Maritime development • Mezzanine • Minor building work • Minor electricity infrastructure • Mixed use building • Mixed use development • Natural ground level • Net developable area • Netserv Plan • Non-juvenile koala habitat tree • Non-urban zone • Not-for-profit organisation • Obstacle limitation surface (OLS) • Other activity group • Operational airspace • Outermost projection • Planning assumptions • Plot ratio • <u>Prescribed mixed use area</u> • Prescribed other development codes • Primary active street frontage • Principal public transport network 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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Schedule 1 (Definitions)

<ul style="list-style-type: none"> • Dwelling • Ecologically important area • Equivalent dwelling • Erosion prone area • Essential community infrastructure • Exempt vegetation clearing • Extractive resources • Filling or excavation • Floodplain 	<ul style="list-style-type: none"> • Private open space • Probable maximum flood (PMF) • Probable maximum storm tide (PMST) 	<ul style="list-style-type: none"> • Vegetation • Vegetation clearing • Water resource catchment area • Water supply storage • Waterway • Wetland
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Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the <i>frontage</i> of that lot.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised, known as potential ASS.
Active transport	Non-motorised forms of transport involving physical activity, such as walking and cycling.
Active use	Any use that by its nature creates activity on adjoining land. The term includes but is not necessarily limited to the following uses as defined in Table SC1.1.2 (Use definitions) :- (a) <i>community use</i> ; (b) <i>food and drink outlet</i> ; (c) <i>hotel</i> ; (d) <i>office</i> (where a bank or real estate agent); (e) <i>shop</i> ; and (f) <i>shopping centre</i> .
Adjoining premises	Premises that share all or part of a measurable common boundary.
Adult store sensitive use area	Means the area from the boundary of land occupied by a <i>child care centre</i> , <i>educational establishment</i> or <i>place of worship</i> (Sensitive Use) which is within the greater of the following:- (a) 200 metres of a Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres of a Sensitive Use measured in a straight line.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement. Note—an <i>advertising device</i> that is not visible from a public place or premises other than premises on which the <i>advertising device</i> is placed is not an <i>advertising device</i> for the purposes of the planning scheme. Note—an <i>advertising device</i> required to be placed on premises by legislation (including subordinate legislation) is not an <i>advertising device</i> for the purposes of the planning scheme.
Affordable living	Housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:- (a) provision of appropriate employment, community <i>infrastructure</i> and open space; (b) provision of high quality public transport and bicycle and pedestrian <i>infrastructure</i> networks; and (c) design for water and energy efficiency.
Amplified music	<u>Means music that is played with the use of electronic amplification equipment, for example electric guitars or loud speakers.</u>

Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	<p><u>Note—for the purposes of this definition, amplified music does not include the following:-</u></p> <ul style="list-style-type: none"> • <u>use of a microphone by a singer; or</u> • <u>use of domestic scale amplification equipment for the purposes of playing background music.</u>
Ancillary	Associated with, but incidental and subordinate to.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage (e.g. 5% <i>AEP</i>).
Art and craft centre	The use of premises being <i>shop</i> for the display and sale of a work of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes:- (a) the manufacture of art or craft on the premises; and (b) associated individual or small group instruction on the making of a work of art or craft.
Australian noise exposure forecast (ANEF)	A single number index (shown as a series of contours on an Airport Environs Overlay Map) that predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period.
Average recurrence interval (ARI)	The average period between the recurrence of a storm event of a given rainfall intensity. The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:- (a) between different land uses; (b) from a major noise source; (c) from a conservation area or a public recreation area; or (d) from a <i>wetland</i> , <i>waterway</i> or <i>waterbody</i> .
Building height	Means:- (a) if specified in metres—the vertical distance between the <i>natural ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (b) if specified in <i>storeys</i> —the number of <i>storeys</i> above <i>natural ground level</i> ; or (c) if specified in both metres and <i>storeys</i> , both (a) and (b) apply.
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .

Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	(b) if the level of the ground on the day mentioned in paragraph (a) is not known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, <i>net developable area</i> is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A <i>distributor-retailer's</i> plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-juvenile koala habitat tree	A <i>koala habitat tree</i> that has a height of more than four (4) metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.
Non-urban zone	Means each of the following zones:- (a) Community facilities zone if located outside the urban growth management boundary; (b) Sport and recreation zone if located outside the urban growth management boundary; (c) Open space zone; (d) Environmental management and conservation zone; (e) Limited development (landscape residential) zone; (f) Rural zone; (g) Rural residential zone; and (h) Tourism zone if located outside the urban growth management boundary.
Not-for-profit organisation	A bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office as a charitable/non-profit organisation or with the Office of Fair Trading under either the <i>Associations Incorporation Act 1981</i> or <i>Collections Act 1966</i> .
Obstacle limitation surface (OLS)	The surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The <i>OLS</i> consists of an outer surface, a take-off/approach surface and a transitional surface.
Other activity group	The uses identified in Figure SC1.1.2G (Other activity group) as forming part of the <i>other activity group</i> .
Operational airspace	The areas and vertical dimensions of the <i>OLS</i> of the Sunshine Coast Airport and Caloundra Aerodrome.
Outermost projection	The <i>outermost projection</i> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of <i>gross floor area</i> to the area of the <i>site</i> .
<u>Prescribed mixed use area</u>	<u>Means each of the following zones, local plan areas and precincts:-</u> <u>(a) Principal centre zone, where within the Maroochydore/Kuluin local plan area, Precinct MAR LPP-1 (City core);</u> <u>(b) Major centre zone, where within the:-</u> <u>(i) Caloundra local plan area, Precinct CAL LPP-1 (Bulcock Street);</u> <u>(ii) Nambour local plan area, other than Precinct NAM LPP-3 (Town centre frame);</u> <u>(iii) Sippy Downs local plan area, Sub-precinct SID LPSP-1a (Sippy Downs town centre core);</u> <u>(c) District centre zone, where within the Mooloolaba/Alexandra Headland local plan area; and</u> <u>(d) Tourist accommodation zone, where within the:-</u>

Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	<p>(i) Caloundra local plan area (Caloundra and Kings Beach only); (ii) Coolool local plan area; (iii) Maroochydore/Kuluin local plan area; and (iv) Mooloolaba/Alexandra Headland local plan area.</p>
Prescribed other development codes	<p>The following other development codes contained in Part 9 (Development codes) of the planning scheme:-</p> <ul style="list-style-type: none"> (a) Landscape code; (b) Nuisance code; (c) Safety and security code; (d) Stormwater management code; (e) Sustainable design code; (f) Transport and parking code; (g) Waste management code; (h) Works, services and infrastructure code.
Primary active street frontage	<p>Any frontage of a building that creates activity on the adjacent street or other public place.</p> <p>Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i>:-</p> <ul style="list-style-type: none"> (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 90% of the street front boundary, (b) is built to the street front boundary at ground level; (c) has windows and door openings to the adjacent street or public place; and (d) minimises driveway and servicing access across the active street frontage.
Principal public transport network	<p>The public transport corridors identified on Figure 9.4.8C (Strategic Network of Public Transport Links) as a dedicated public transport corridor, public transport priority corridor and public transport advantage corridor.</p>
Private open space	<p>An outdoor space for the exclusive use of occupants of a building.</p>
Probable maximum flood (PMF)	<p>The largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The <i>PMF</i> defines the extent of flood-prone land. Generally, it is not physically or financially possible to provide general protection against this event.</p>
Probable maximum storm tide (PMST)	<p>The maximum storm tide level that may be expected from the combination of meteorological and hydrological conditions that are reasonably possible in a particular locality, including the predicted impacts of climate change.</p>
Property maintenance activities	<p><i>Vegetation clearing</i> that is <i>reasonably necessary</i> for property maintenance including construction and maintenance of farm tracks, fences, farm structures (e.g. sheds, bores, windmills, tank stands, and stock yards), maintenance of crops, slashing grass, harvesting of crops, maintenance of pasture and cleared land areas and the pruning, felling and clearing of orchard vegetation species.</p>
Protected estate	<p>Means:-</p> <ul style="list-style-type: none"> (a) any protected area to which the <i>Nature Conservation Act 1992</i> applies, including any national park, conservation park, resource reserve, nature refuge, coordinated conservation area, wilderness area, World heritage management area and international agreement area; (b) any area protected under other legislation primarily for its conservation significance; and (c) any <i>park</i> owned or controlled by <i>Council</i> and managed primarily for its conservation significance.
Public open space	<p>Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.</p>
Public safety area	<p>An area immediately beyond the end of a runway and having a relatively high risk from an aircraft incident. The <i>public safety area</i> for the Sunshine Coast Airport is shown on the relevant Airport Environs Overlay Map.</p>
Rear lot	<p>A lot which has <i>access</i> to a road via an access strip which forms part of the lot or via an easement over adjoining land.</p>

- (iii) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*; and
- (iv) specification of appropriate control measures if necessary.

SC6.15.5 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices – Other than in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome ~~PO13~~**PO1** of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code where there is potential for emissions or imissions associated with live entertainment, *amplified music* and voices, other than in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome ~~PO13~~**PO1** of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-
 - (i) in respect to a venue in existing or new premises, the following:-
 - (A) a location plan identifying the subject site and the nearest potentially affected or approved sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) results of measurements of octave band background noise levels as LA90, Oct noise levels at a position representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site. The background noise levels are to be recorded for the time period most likely to be the most sensitive from a noise perspective;
 - (C) results of measurements of octave band noise levels as LA10, Oct noise levels at the nearest potentially affected sensitive land uses to the subject site during noise emissions from live entertainment, amplified music or voices at the subject site. The source noise levels during the noise monitoring are to be representative of the worst case noise emissions from the subject site at maximum patron and music design capacity during the type of entertainment events likely to be held at the premises;
 - (D) measurements are to be made to represent each type of event likely to occur. The noise tests are to be conducted under conditions representative of normal operations (e.g. all proposed hours of operation, if doors and windows would normally be open, this is to occur for the test);
 - (E) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria ~~as defined in Schedule 1 of the Environmental Protection (Noise) Policy 2008~~;
 - (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
 - (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including Rw of glazing, walls, roof, and materials, and/or barrier density); and
 - (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate ~~;- and~~
 - (ii) ~~in respect to a venue in new premises, the following:-~~
 - ~~(A) a location plan identifying the subject site and the nearest potentially affected receptor and any significant features such as topographic variation, barriers and intervening building;~~
 - ~~(B) identification of design measures that are to be incorporated into the development to minimise the risk of noise impacts on sensitive land uses; and~~
 - ~~(C) the results of the on-site noise tests that demonstrate compliance with the acoustic criteria specified in Schedule 1 of the Environmental Protection (Noise) Policy 2008.~~

SC6.15.6 Advice for improving amenity of residential uses in a prescribed mixed use area

The following is advice for achieving Performance Outcome PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for imissions associated with non-residential activities to cause environmental harm or nuisance at a sensitive land use in a *prescribed mixed use area*:-

- (a) compliance with Performance Outcomes PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated by utilising glazing to the external building envelope which achieves a minimum acoustic performance of:-
- (i) Rw 35 where total area of glazing (windows and doors) for a habitable room is greater than 1.8m²; or
 - (ii) Rw 32 where total area of glazing (windows and doors) for a habitable room is less than or equal to 1.8m².

Note:- The acoustic performance ratings are to be based on a glazing system which was acoustically tested with the same frame, seals and glass as per the proposed system.

- (b) where façade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is provided.

SC6.15.7 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome PO4 to PO8 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for emissions or imissions associated with live entertainment, *amplified music* and voices, in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO4 to PO8 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-

- (i) in respect to a venue, the following:-

- (A) a location plan identifying the subject site, location of site within the special entertainment precinct, the nearest potentially affected sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
- (B) plans showing the proposed venue layout including building envelope construction and areas with live entertainment, *amplified music* and voices;
- (C) a review of expected internal one-third octave band noise levels from live entertainment, *amplified music* and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO4 and PO5; OR
- (D) a review of expected outdoor (e.g. beergarden) one-third octave band noise levels from live entertainment, *amplified music* and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7 at a use in the residential activity group;
- (E) note: measurements are to be 3 to 5 minute duration.
- (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
- (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including Rw of glazing, walls, roof and materials and/or barrier density); and

- (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate; and
- (ii) in respect to a use in the residential activity group, the following:-
- (A) a location plan identifying the subject site, location of site within special entertainment precinct and associated buffer, the nearest potentially affected venues with live entertainment, amplified music and voices, and any significant features such as topographic variation, barriers and intervening buildings;
- (B) acoustic rating (Rw) and 63Hz octave band calculated transmission loss values for the building facade elements (walls, roof/ceiling and glazing systems) and overall facade, and a description of the methodology used to forecast the performance of the glazing system (note: the noise reduction required in PO6 is typically 6 dB less than the transmission loss of the overall facade at 63 Hz);
- (C) a review of one-third octave band noise levels from live entertainment, amplified music and voices located in the same building or within 5m of the building (including measurement of noise from existing venues at maximum patron and music design capacity), and indoor noise levels calculated using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7; and
- (D) detailed plans and elevations showing the proposed external building facade construction, including walls, roof/ceiling and glazing systems. Glazing system detail is to include glazing thicknesses, glazing area (i.e. window and door dimensions), airgaps, seal types, and opening mechanism (e.g. sliding, awning, fixed). Where facade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is to be provided

SC6.15.6SC6.15.8 Advice for preventing or minimising nuisance emissions and imissions associated with odour

The following is advice for achieving Performance Outcomes PO~~94~~ and PO~~105~~ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for odour emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO~~94~~ and PO~~105~~ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be demonstrated by the preparation and submission of an odour impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
- (i) the potential for odour emissions from a proposed activity to be detected at existing sensitive land uses; or
- (ii) the potential for odour emissions from existing activities to be detected at a proposed sensitive land uses;
- (b) an odour impact assessment report should make reference to the most appropriate contemporary guidelines, criteria and methods for a particular type of source or activity; and
- (c) the justification for the selected guidelines, criteria and methods should form part of the odour impact assessment report.

SC6.15.7SC6.15.9 Advice for preventing or minimising nuisance emissions and imissions associated with dust and particulates

The following is advice for achieving Performance Outcomes PO~~94~~ and PO~~105~~ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for dust and particulate emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO~~94~~ and PO~~105~~ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be achieved by the submission of an air quality impact assessment report undertaken by a competent person which utilises an appropriately recognised methodology and air quality criteria.

SC6.15.8SC6.15.10 Advice for preventing or minimising nuisance emissions and imissions associated with lighting

The following is advice for achieving Performance Outcome PO~~116~~ of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for lighting emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO~~116~~ of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may achieved by the incorporation of such measures as:-
 - (i) building facades which have no flashing lights;
 - (ii) suitable boundary fencing and landscaping to prevent lighting overspill;
 - (iii) suitable lighting design (e.g. directional measures) to prevent overspill; and
 - (iv) external areas that are lit in accordance with *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*; and
- (b) Council may require submission of a lighting impact assessment report prepared by a competent person to demonstrate that lighting proposed to be established in conjunction with development will not have adverse amenity impacts.

SC6.15.9SC6.15.11 Guidelines for achieving the nuisance code outcomes

For the purposes of the performance outcomes in the **Nuisance code** the following are relevant guidelines:-

- (a) *AS1055.1-1997: Acoustics – Description and Measurement of Environmental Noise General Procedures* (Standards Australia) 1997;
- (b) *AS1158.3.1:2005: Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements* (Standards Australia) 2005;
- (c) *AS2107:2000: Acoustics – Recommended design sound levels and reverberation times for buildings interiors* (Standards Australia) 2000;
- (d) *AS2670.2: 1990: Evaluation of human exposure to whole body vibration -Continuous and shock induced vibration in buildings (1 to 80 Hz)* (Standards Australia) 1990;
- (e) *AS3671: 1989: Acoustics – Road traffic noise intrusion – Building siting and construction* (Standards Australia) 1989;
- (f) *AS4282 – 1997: Control of the obtrusive effects of outdoor lighting* (Standards Australia) 1997;
- (g) *Queensland Development Code: Mandatory Part 4.4 - Buildings in a transport noise corridor*;
- (h) *Environmental Protection (Noise) Policy 2008*;
- (i) *Environmental Protection (Air) Policy 2008*;
- (j) *Road Traffic Noise Management: Code of Practice* (Department of Main Roads) 2008;
- (k) *Guideline for development in a special entertainment precinct and buffer area (Sunshine Coast Council) 2018*;
- (l) *Guideline: Planning for noise control (Department of Environment & Heritage Protection)*;
- ~~(m)~~ *Guideline: Odour Impact Assessment from Developments* (Department of Environment and Heritage Protection);
- ~~(n)~~ *Guideline: Application requirements for activities with noise impacts* (Department of Environment and Heritage Protection);

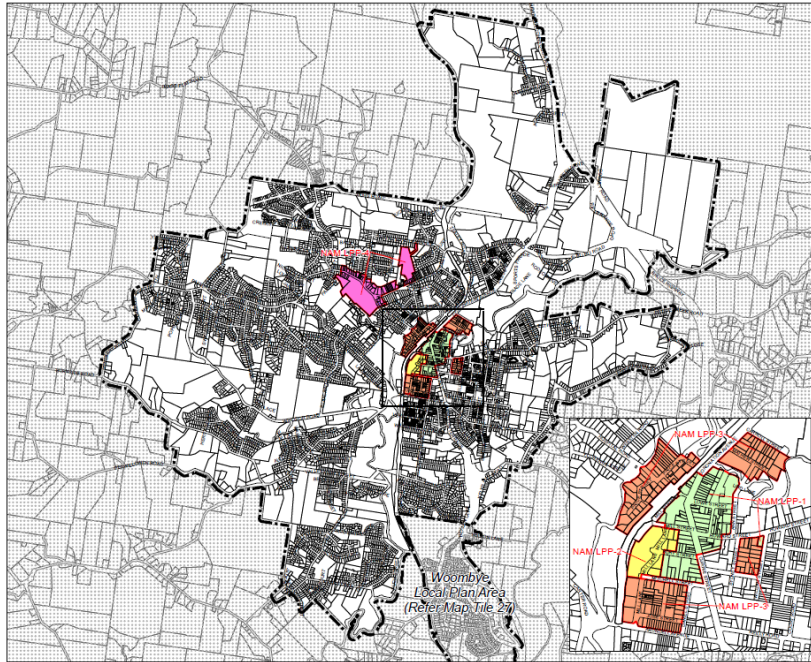
~~(m)(o)~~ *Guideline: Application requirements for activities with impacts to air* (Department of Environment and Heritage Protection); and

~~(n)(p)~~ *Noise Measurement Manual* (Department of Environment and Heritage Protection).

Appendix B Amendment schedule (mapping)

Local Plan Map LPM18 (Nambour Local Plan Precincts)

Existing



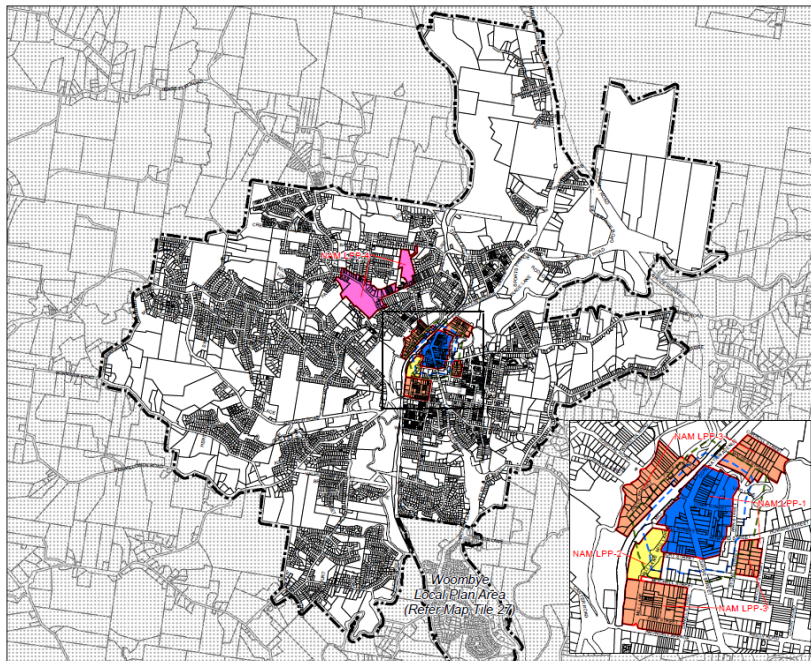
Nambour Local Plan Precincts

- NAM LPP-1, Nambour Hospitality Area
- NAM LPP-2, Former Mill Site and Hospitality Area
- NAM LPP-3, Town Centre Frame
- NAM LPP-4, Nambour Health Hub

Other Elements

- Local Plan Area Boundary
- DCDB 24 April 2018 © State Government

Proposed



Nambour Local Plan Precincts

- NAM LPP-1, Nambour Special Entertainment Precinct ^{Note 1}
- NAM LPP-2, Former Mill Site
- NAM LPP-3, Town Centre Frame
- NAM LPP-4, Nambour Health Hub

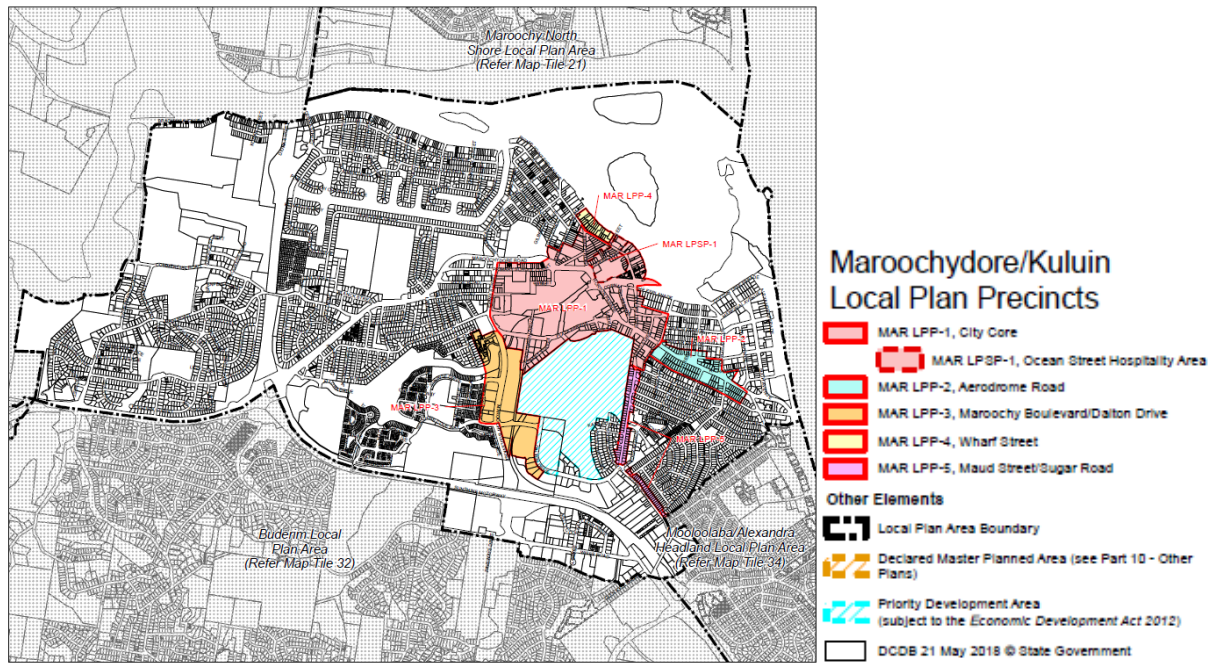
Other Elements

- Special Entertainment Precinct primary buffer area
- Special Entertainment Precinct secondary buffer area
- Local Plan Area Boundary
- DCDB 5 March 2018 © State Government

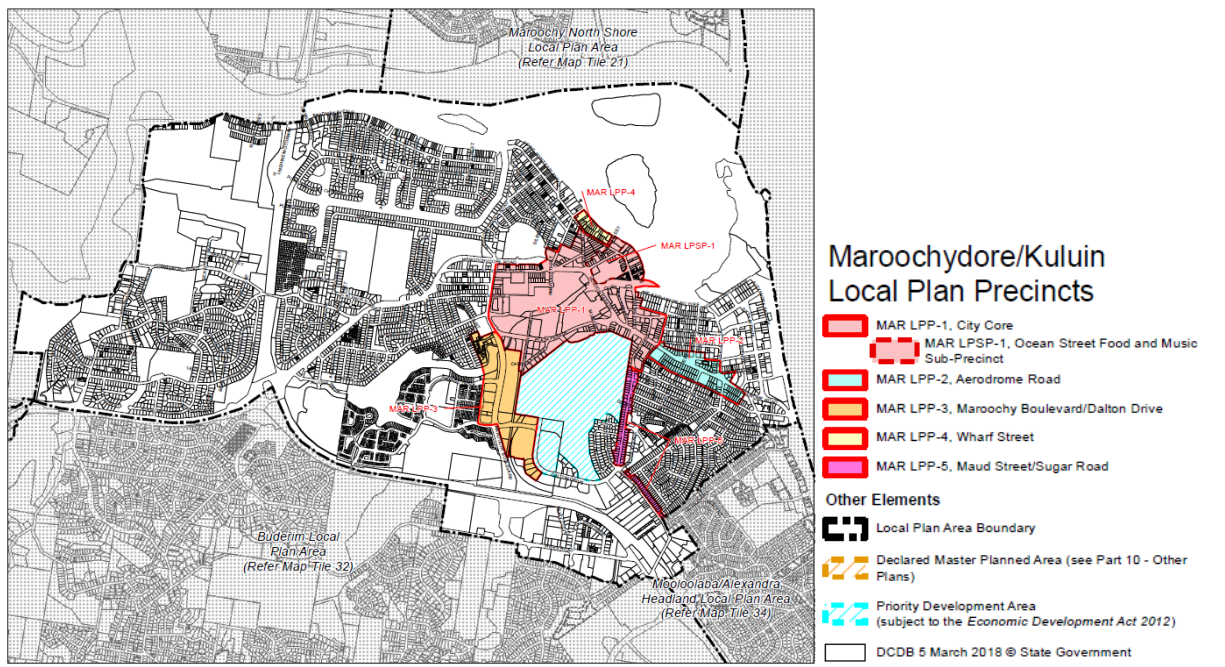
Note 1: Precinct NAM LPP-1 Nambour Special Entertainment Precinct is a designated "special entertainment precinct" under section 264 of the *Local Government Act 2009*.

Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Precincts)

Existing

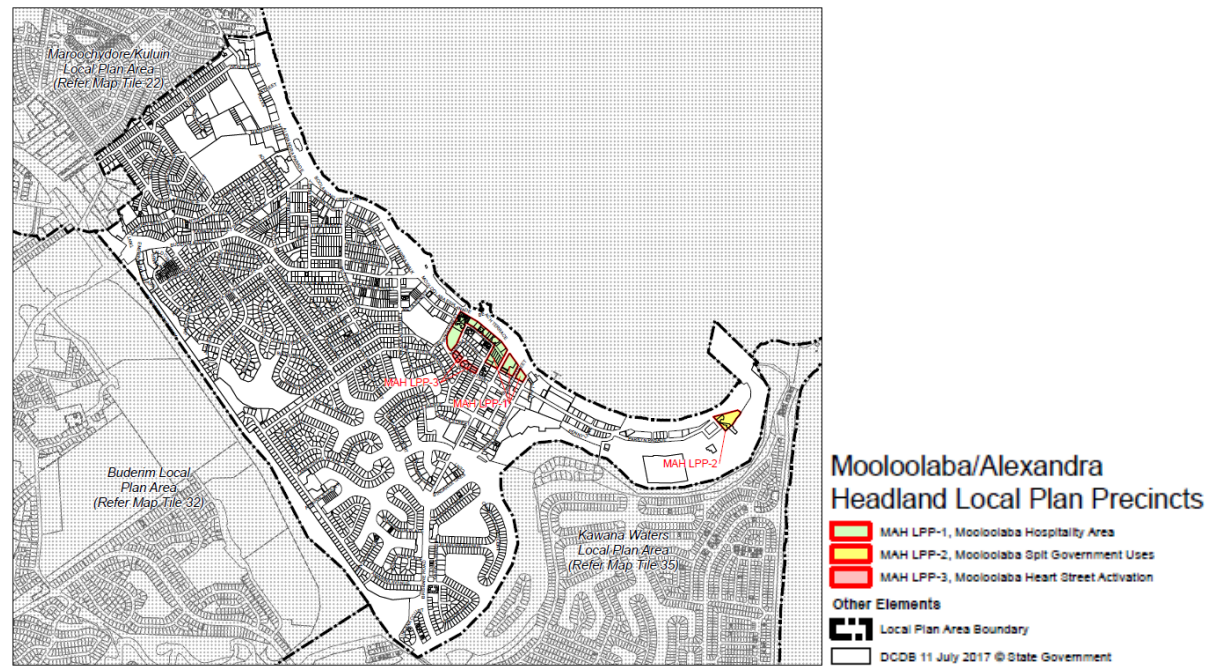


Proposed

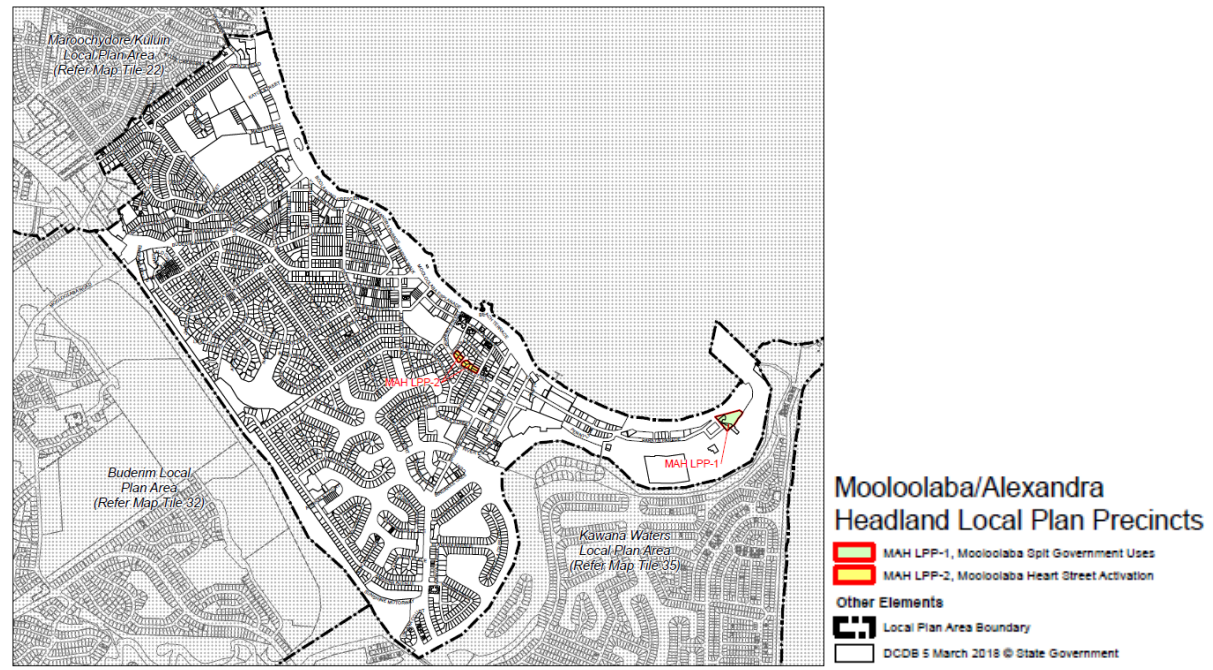


Local Plan Map LPM34 (Mooloolaba/Alexandra Headlands Local Plan Precincts)

Existing

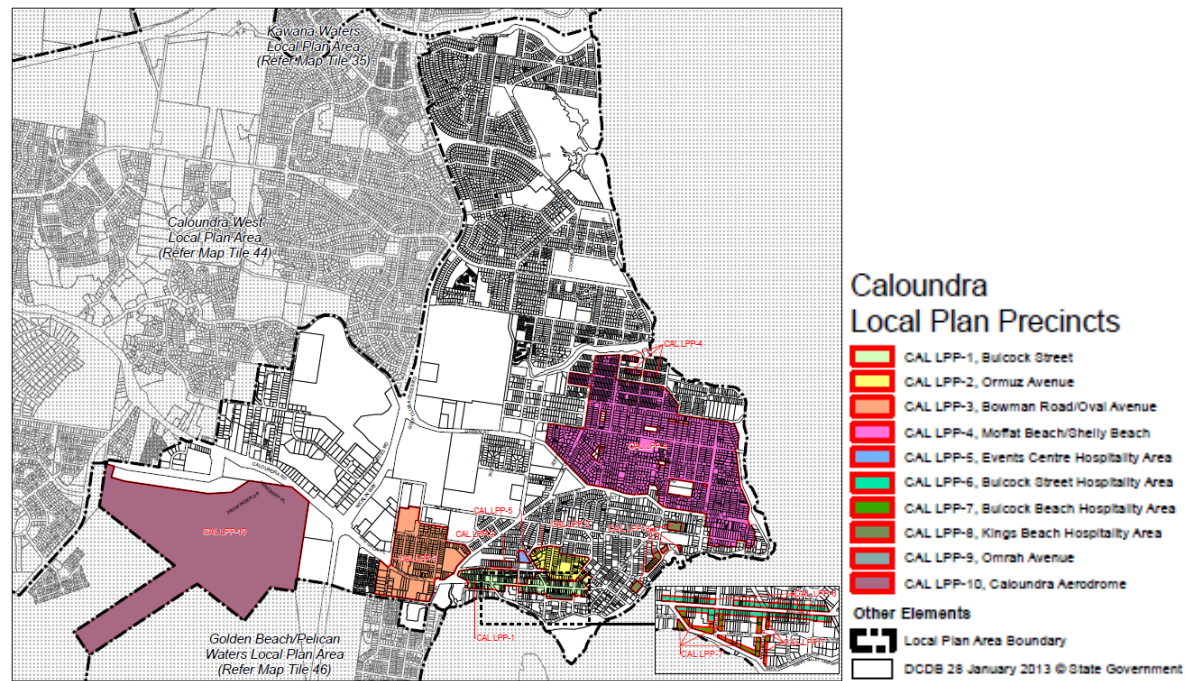


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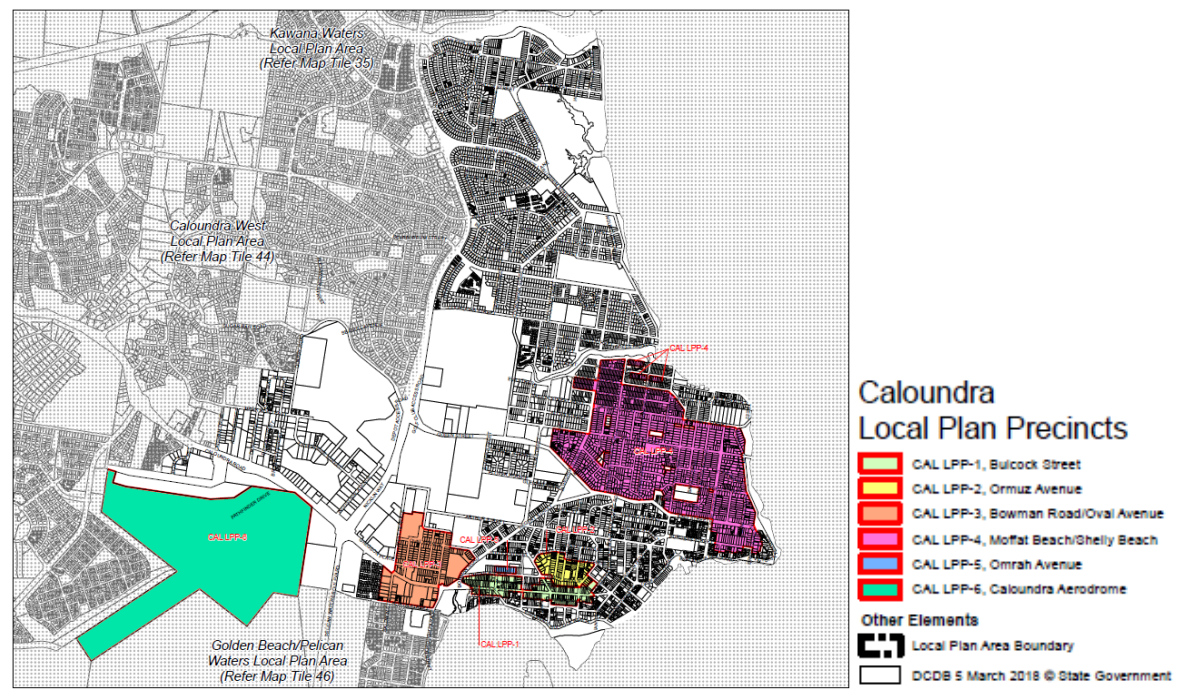


Local Plan Map LPM45 (Caloundra Local Plan Precincts)

Existing*



Proposed



*Note: The map shown was existing at the time of the preparation of the amendment and was superseded 11 November 2019 in accordance with the Sunshine Coast Planning Scheme 2014 Amendment No. 19 - Caloundra Centre Master Plan.