

# Sunshine Coast Planning Scheme 2014

## User guide



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## Attachments

<b>Attachment 1</b>	Summarised contents of the <i>Sunshine Coast Planning Scheme 2014</i>
<b>Attachment 2</b>	How to determine the category of development and category of assessment and the assessment benchmarks for assessable development and the requirements for accepted development

### Disclaimer

This document deals with technical matters in a summary way only and has been prepared to assist users and the broader community to understand the operation of the *Sunshine Coast Planning Scheme 2014*. It is not a legal interpretation on the use of the planning scheme. Some variation to the general guidance provided in this document may occur in some specific situations.

## 1.0 Introduction

This User Guide provides information on:

- The structure and operation of the *Sunshine Coast Planning Scheme 2014*;
- The different types of development regulated under the planning scheme;
- The categories of development and categories of assessment applying to development;
- Using and applying the planning scheme codes;
- Applying the assessment rules for development; and
- Navigating the *Sunshine Coast Planning Scheme 2014*.

### 1.1 Overview

The *Sunshine Coast Planning Scheme 2014* has been prepared under the *Sustainable Planning Act 2009* (the SPA) and in accordance with the Queensland Planning Provisions version 3.0 (25 October 2013) to guide land use and development within the Sunshine Coast region. The Sunshine Coast Planning Scheme was amended for alignment with the *Planning Act 2016* (the Act) and *Planning Regulation 2017* (the Regulation) on 3 July 2017. This amendment included changes to terminology, and other operational and administrative changes to align with the new Act and Regulation.

The *Sunshine Coast Planning Scheme 2014* has also been prepared to reflect the *South East Queensland Regional Plan 2009-2031* and all aspects of the single *State Planning Policy* (December 2013) that are relevant to the Sunshine Coast region.

Note—a new State Planning Policy commenced on 3 July 2017. The Department of Infrastructure, Local Government and Planning has confirmed that at this time the Sunshine Coast Planning Scheme does not reflect the new SPP. Until the aspects of the SPP which are reflected can be confirmed, and appropriate amendments can be made to ensure integration of any aspects that are not reflected, applications must be prepared and assessed against both the planning scheme and the SPP to the extent of any inconsistency. Only those aspects of the SPP relevant to the particular development are required to be addressed.

### 1.2 Planning scheme area

The *Sunshine Coast Planning Scheme 2014* applies to the planning scheme area of the Sunshine Coast Council including all premises, roads, closed roads, internal waterways and local government tidal areas.

However, the *Sunshine Coast Planning Scheme 2014* does not regulate land use and development in the following priority development areas (PDAs):

- Maroochydore City Centre PDA; and
- Caloundra South PDA.

The Maroochydore City Centre PDA and Caloundra South PDA are under the control of Economic Development Queensland and subject to the *Economic Development Act 2012*. As such, development in these areas is assessed against the applicable development scheme administered by Economic Development Queensland.

In addition, for that part of the planning scheme area identified as subject of the Kawana Waters Development Agreement, the *Sunshine Coast Planning Scheme 2014* incorporates Development Control Plan 1 – Kawana Waters (DCP 1). In effect, development in this part of the planning scheme area will continue to be regulated by the provisions of DCP 1 and the 1996 transitional planning scheme and planning scheme policies for the former Caloundra City local government area.

**Map SCC1 (Local government planning scheme area and context)** of the *Sunshine Coast Planning Scheme 2014* shows the general location and extent of the PDA's and the land within DCP 1 which is subject of the Kawana Waters Development Agreement.

## 2.0 Planning scheme structure

The *Sunshine Coast Planning Scheme 2014* is structured into 10 parts, 6 schedules and 2 appendices, as outlined in the figure below.

PLANNING SCHEME PARTS	SCHEDULES	APPENDICES
Part 1 About the planning scheme	Schedule 1 Definitions	Appendix 1 Index and glossary of abbreviations and acronyms
Part 2 State planning provisions	Schedule 2 Mapping	Appendix 2 Table of amendments
Part 3 Strategic framework	Schedule 3 Priority infrastructure plan mapping and supporting material	
Part 4 Priority infrastructure plan	Schedule 4 Notations required under the <i>Planning Act 2016</i>	
Part 5 Tables of assessment	Schedule 5 Designation of premises for development	
Part 6 Zones	Schedule 6 Planning scheme policies	
Part 7 Local plans		
Part 8 Overlays		
Part 9 Development codes		
Part 10 Other plans		

For further detail about the contents of each part, schedule and appendix of the *Sunshine Coast Planning Scheme 2014*, please refer to **Attachment 1** of this User Guide.

## 3.0 Types of development and categories of development and assessment

The *Sunshine Coast Planning Scheme 2014* regulates the following types of development, as defined under the Act:

- making a **material change of use** of premises (e.g. starting a new use or increasing the scale or intensity of an existing use);
- **reconfiguring a lot** (e.g. subdivision of land or rearranging lot boundaries);
- carrying out **building work** (e.g. building, repairing, altering, moving or demolishing a building); and
- carrying out **operational work** (e.g. filling or excavation, civil and landscaping works, vegetation clearing and placing an advertising device on premises).

A proposed development may involve one or more of the above types of development.

For the types of development described above, the *Sunshine Coast Planning Scheme 2014* may identify the following categories of development and categories of assessment, as defined under the Act:

- **Accepted development** does not require a development approval from Council under the *Sunshine Coast Planning Scheme 2014*. However, the proposed development may be subject to requirements under the planning scheme. Where identified in the tables of assessment in Part 5 of the planning scheme, accepted development must comply with the relevant acceptable outcomes of the identified applicable code(s). In some cases this compliance check may be done by a private certifier (e.g. for dwelling houses). A development application and approval from Council under the planning scheme is required only where the proposed development cannot meet one or more of the relevant acceptable outcomes of the applicable code(s).

Where no requirements are identified as applicable to accepted development in Part 5 of the planning scheme (indicated by “no requirements applicable” in the “assessment benchmarks for assessable development and requirements for accepted development” column in the relevant table/s), the development is not regulated by the planning scheme and no development application is required. However, approvals or licenses may be still required under other state legislation (e.g. *Building Regulation 2006*) or Council local laws (e.g. Local Law No. 2 (Animal Management)).

- **Assessable development** requires a development approval from Council under the *Sunshine Coast Planning Scheme 2014*. Under the Act there are two categories of assessment for assessable development, being code assessment and impact assessment. Assessable development subject to **code assessment** is to be assessed against the assessment benchmarks (codes) identified as being applicable to the development. A development application subject to code assessment does not require public notification. Assessable development subject to **impact assessment** requires a development approval from Council under the *Sunshine Coast Planning Scheme 2014* and is to be assessed against the planning scheme as a whole (to the extent relevant). A development application subject to impact assessment requires public notification and provides third party appeal rights to any submitters.

In addition to the above categories of development and categories of assessment, Schedule 10 of the *Planning Regulation 2017* outlines the limited circumstances under which development is **prohibited development**. A development application cannot be made for prohibited development. The state also prescribes categories of development and categories of assessment for certain types of development as reflected in Schedules 6, 7 and 10 of the Planning Regulation.

## 4.0 Determining the category of development and category of assessment and assessment benchmarks for assessable development and requirements for accepted development

For the different types of development, the tables of assessment in Part 5 of the *Sunshine Coast Planning Scheme 2014* identify:

- the category of development and category of assessment; and
- the assessment benchmarks for assessable development and requirements for accepted development (i.e. the relevant sections of the planning scheme) that apply to the assessment of development.

### 4.1 Category of development and category of assessment

The process for determining the category of development and category of assessment for development is detailed in section 5.3.1 of the *Sunshine Coast Planning Scheme 2014*. To help

illustrate this process, a flow chart has been prepared to provide a step-by-step guide for determining the category of development and category of assessment (refer to **Attachment 2** of this User Guide). It is important to note that the tables of assessment for local plans and overlays may change the provisional category of development or category of assessment in certain circumstances, so it is always necessary to check all the relevant tables of assessment in Part 5 of the planning scheme to confirm the category of development and category of assessment.

It is also important to note that the *Planning Regulation 2017* prescribes categories of development and categories of assessment for certain types of development. As such, the tables of assessment in the planning scheme should be read in conjunction with Schedules 6, 7 and 10 of the Regulation.

Note—In some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

For development in the Maroochydore Principal Regional Activity Centre and Palmview declared master planned areas, categories of development and categories of assessment are determined by referring to the tables of assessment in Part 10 (Other plans) of the planning scheme.

## 4.2 Assessment benchmarks for assessable development and requirements for accepted development

The provisions of the planning scheme that apply to accepted development, and assessable development subject to code assessment are identified in the “assessment benchmarks for assessable development and requirements for accepted development” column of the relevant tables of assessment in Part 5 of the *Sunshine Coast Planning Scheme 2014*. For assessable development subject to impact assessment, the planning scheme as a whole applies, to the extent relevant. Refer to Step 4 in the flow chart included as **Attachment 2** of this User Guide for further details on how to determine the assessment benchmarks for assessable development and requirements for accepted development.

In accordance with section 1.5 (Hierarchy of provisions within the planning scheme) of the planning scheme, where there is inconsistency between the provisions (including the assessment benchmarks) within the planning scheme, the following rules apply:

- the strategic framework prevails over all other components to the extent of the inconsistency for assessable development requiring impact assessment;
- relevant categories of development as specified in schedules 6 and 7 of the Regulation and relevant categories of development, categories of assessment and assessment benchmarks as specified in schedule 10 of the Regulation prevail over all other components to the extent of the inconsistency;
- overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
- local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
- zone codes prevail over use codes and other development codes to the extent of the inconsistency; and
- provisions of Part 10 (Other plans) may override any of the above.

It is important to note that where development has a prescribed category of development or category of assessment under Schedule 6, 7 or 10 of the Planning Regulation, the Regulation may identify applicable assessment benchmarks for assessable development and requirements for accepted development, where applicable.

Note—In some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

## 5.0 Using and applying codes

Codes contained in *Sunshine Coast Planning Scheme 2014* set out most of the assessment benchmarks for assessable development and requirements for accepted development for the assessment of proposed development.

### 5.1 Format and structure codes

The codes in the *Sunshine Coast Planning Scheme 2014* have a generally consistent format and structure as follows:

- a statement about the application of the code (i.e. what type of development the code applies to and which provisions of the code comprise the assessment benchmarks for assessable development and the requirements for accepted development);
- a statement about the purpose of the code;
- overall outcomes about how the stated purpose of the code will be achieved; and
- requirements for accepted development and assessment benchmarks for assessable development presented in one or a series of two column tables, with performance outcomes included in the left hand column and, where specified, acceptable outcomes identified in the right hand column.

The purpose, overall outcomes, performance outcomes and acceptable outcomes are used to determine whether development complies with the code, in accordance with **section 5.3.3 (Determining any requirements for accepted development and the assessment benchmarks for assessable development)** of the planning scheme. Refer to Part 6.0 of this User Guide for further information.

The *Sunshine Coast Planning Scheme 2014* includes six types of codes included in Parts 6 to 10 of the planning scheme document. An overview of each type of planning scheme code is outlined below.

### 5.2 Zone codes

Zone codes are contained in Part 6 of the *Sunshine Coast Planning Scheme 2014* and provide assessment benchmarks for assessable development in each of the 22 zones identified in the planning scheme. Zone codes only apply to assessable development (i.e. development subject to code or impact assessment). Where applicable, a zone code may also contain provisions for a precinct in a zone. The respective zones and zone precincts are mapped in **Schedule 2 (Mapping)** of the planning scheme.

Each zone code outlines the broad intent for the zone, via the purpose of the zone code and the overall outcomes, with a focus on the type and form of development that is considered appropriate in that zone. To assist in this regard, most zone codes contain a table of consistent and potentially consistent uses for the zone.

Unlike most other codes contained in the *Sunshine Coast Planning Scheme 2014*, zone codes do not include more detailed assessment benchmarks in the form of performance outcomes and acceptable outcomes.

Where included in a zone code, the table of consistent and potentially consistent uses for the zone identifies uses that are intended to occur in the zone (“consistent uses”) and uses that are only intended to occur in the zone 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 (“potentially consistent uses”). A use that is not identified in the zone code as a consistent use or a potentially consistent use is an inconsistent use and is not intended to occur in the zone.

### 5.3 Local plan codes

Local plan codes are contained in **Part 7 (Local plans)** of the *Sunshine Coast Planning Scheme 2014* and provide assessment benchmarks for assessable development in each of the 27 local plan

areas identified in the planning scheme. Local plan codes only apply to assessable development (i.e. development subject to code or impact assessment). Where applicable, a local plan code may also contain provisions for a local plan precinct and sub-precinct. Where a local plan area includes local plan precincts and sub-precincts, these are mapped in **Schedule 2 (Mapping)** of the planning scheme.

Local plan codes help to organise the planning scheme area at the local level and provide more detailed planning guidance for the zone and identify the preferred character and intent for each local plan area.

In effect, local plan codes provide variations to the other planning scheme codes (e.g. zone codes and development codes) by including additional and/or overriding assessment benchmarks that apply to development in a particular local plan area. It should also be noted that some local plans contain variations to the consistent and potentially consistent uses identified in the zone codes for specific local plan precincts.

Each local plan code is supported by a local plan elements figure that helps to illustrate various features and elements within the local plan area that are referred to in the detailed provisions of the code.

## 5.4 Overlay codes

Overlays are mapped in **Schedule 2 (Mapping)** of the planning scheme and identify areas that reflect state and local interests and have one or more of the following:-

- there is a particular sensitivity to the effects of development;
- there is a constraint on land use or development outcomes;
- there is the presence of valuable resources; or
- there are particular opportunities for development.

Overlay codes are contained in **Part 8 (Overlays)** of the *Sunshine Coast Planning Scheme 2014* and provide assessment benchmarks for assessable development and, where specified, requirements for accepted development, for the various overlay elements identified on the overlay maps in Schedule 2. In effect, the Height of buildings and structures overlay maps also provide assessment benchmarks for assessable development and requirements for accepted development by prescribing maximum heights for development.

While mostly applying to assessable development, the following overlay codes also contain requirements for accepted development:

- Biodiversity, waterways and wetlands overlay (dwelling house and rural uses);
- Bushfire hazard overlay (dual occupancy and dwelling house);
- Coastal protection overlay (dual occupancy and dwelling house);
- Flood hazard overlay (dual occupancy and dwelling house); and
- Landslide hazard and steep land overlay (dwelling house and other self-assessable development).

## 5.5 Statewide codes

The Regulation prescribes requirements for accepted development and assessment benchmarks for assessable development for certain types of development.

This section, which was formerly a mandatory component of planning schemes made under the QPP and the SPA is no longer used in the *Sunshine Coast Planning Scheme 2014* so as to not duplicate the requirements in the Regulation.

## 5.6 Use codes

Use codes are contained in section 9.3 of the *Sunshine Coast Planning Scheme 2014* and provide the assessment benchmarks for assessable development and requirements for accepted development for a number of defined uses (e.g. Dwelling house code) by specifying performance outcomes and acceptable outcomes for development. As such, the assessment benchmarks and requirements contained in use codes primarily apply to development for material change of use and are focused on regulating building siting, built form and design and managing the general effects of development.

While the majority of use codes only apply to assessable development, the following use codes contain requirements for accepted development:

- Caretaker's accommodation code;
- Dual occupancy code;
- Dwelling house code;
- Home based business code;
- Industry uses code;
- Market code;
- Rural industries code;
- Rural uses code; and
- Sales office code.

## 5.7 Other development codes

Other development codes are contained in section 9.3 of the *Sunshine Coast Planning Scheme 2014* and provide the assessment benchmarks for assessable development and, where relevant, requirements for accepted development, for development of a stated type (e.g. reconfiguring a lot), operational work (e.g. landscaping) and other non-use specific aspects of development (e.g. access and parking).

While the majority of other development codes only apply to assessable development, the following development codes contain requirements for accepted development:

- Advertising devices code; and
- Transport and parking code.

## 5.8 Structure plan codes

Part 10 (Other plans) of the *Sunshine Coast Planning Scheme 2014* contains the structure plans for the declared master planned areas of the Maroochydore Principal Regional Activity Centre (PRAC) and Palmview. Structure plans, for the most part, operate as separate planning frameworks with limited references to, and interactions with, the balance of the planning scheme (primarily the use codes and other development codes in Part 9).

Similar to most of the other planning scheme codes, the structure plan area codes provide overall outcomes, performance outcomes and acceptable outcomes for the assessment of development that apply to the whole of the master planned area, particular precincts and sub-precincts and to infrastructure and services.

## 6.0 Assessment rules for development

The Act, the Regulation and the *Sunshine Coast Planning Scheme 2014* provide a number of "rules" that need to be considered when assessing development and determining compliance with the codes and other provisions of the planning scheme. The sub-sections below describe these rules for the different categories of development and categories of assessment.

## 6.1 Accepted development

As stated in section 5.3.3 of the *Sunshine Coast Planning Scheme 2014*, accepted development does not require a development approval and is not subject to assessment benchmarks. However, requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment in Part 5, accepted development must comply with the relevant acceptable outcomes in the relevant parts of the applicable code(s) that are identified in the “assessment benchmarks for assessable development and requirements for accepted development” column. The ‘application’ section of each relevant planning scheme code identifies which provisions (acceptable outcomes) of the code comprise the requirements for accepted development.

Accepted development that does not comply with one or more of the identified acceptable outcomes in the relevant parts of the applicable code(s) becomes assessable development requiring code assessment unless otherwise specified.

If accepted development becomes assessable development subject to code assessment due to the proposal not complying with one or more of the relevant acceptable outcomes of an applicable code, the assessment benchmarks for the development application are limited to the performance outcomes that correspond to the acceptable outcome/s that were not complied with or not capable of being complied with. The development must still comply with the remainder of the relevant acceptable outcomes of an applicable code.

## 6.2 Assessable development requiring code assessment

Assessable development requiring code assessment must be assessed against all of the assessment benchmarks (applicable code(s)) identified in the ‘assessment benchmarks for assessable development and requirements for acceptable development’ column of the relevant table(s) of assessment in Part 5 (refer to section 5.3.3(3)(a) of the *Sunshine Coast Planning Scheme 2014*). The application section of each code further clarifies which provisions of the code comprise the assessment benchmarks for assessable development.

Assessable development subject to code assessment must also be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation, and with regard to the matters identified in section 27 of the Regulation. [Determining code compliance for assessable development subject to code assessment](#)

Section 5.3.3(3)(a)(iii) of the *Sunshine Coast Planning Scheme 2014* provides that assessable development subject to code assessment that complies with:

- (a) the purpose and overall outcomes of the code complies with the code; and
- (b) the performance outcomes or acceptable outcomes of the code complies with the purpose and overall outcomes of the code.

In practice this means that a proposal which complies with the acceptable outcomes of the applicable code is automatically taken to comply with the corresponding performance outcomes and all higher order outcomes of the code (overall outcomes and purpose of the code). Similarly, a proposal which complies with the performance outcomes of the applicable code is automatically taken to comply with the higher order outcomes of the code.

Where a proposal does not comply with the acceptable outcomes or performance outcomes of an applicable code, development complies with the code where it complies with the purpose and overall outcomes of the code.

## 6.3 Assessable development subject to impact assessment

Assessable development subject to impact assessment is assessed against all elements of the planning scheme which are relevant to the proposed development, including the Strategic Framework. This may include the relevant zone code, local plan code, use code and any relevant overlay codes and other development codes.

Assessable development subject to impact assessment is also assessed against any assessment benchmarks identified for the development in section 30 of the Regulation, and with regard to the matters identified in section 31 of the Regulation.

Under section 45(5) of the Act, impact assessment may also be carried out against or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

## 6.4 Assessable development subject to impact assessment that does not comply with the Strategic Framework

Assessable development subject to impact assessment that does not comply with the Strategic Framework will be refused in the vast majority of cases, unless a condition can be imposed that would achieve compliance.

Under section 45(5) of the Act, impact assessment must be carried out against the relevant assessment benchmarks in a categorising instrument and matters prescribed by regulation, and may be carried out against or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

It should be noted that the "sufficient grounds for approval despite the conflict" test under previous legislation has not been carried forward under the *Planning Act 2016*.

## 7.0 Navigating the Sunshine Coast Planning Scheme 2014

In making a development application under the planning scheme, it is first necessary to determine the type of development involved (i.e. material change of use, reconfiguring a lot, building work and/or operational work). These terms are defined in the dictionary of the Act. A proposed development may involve one or more of these types of development.

This part of the User Guide identifies how to navigate your way through the *Sunshine Coast Planning Scheme 2014* when making or assessing a development application involving one or more of the four types of development described above. A separate guide has been prepared specifically for dwelling houses – please refer to the **Dwelling House Guide**. For a more general guide, please refer to the flow chart included as **Attachment 2** of this User Guide. The step-by-step guide for each type of development commences on a new page for ease of identification and separate use.

### 7.1 A step-by-step guide for a material change of use

1. Identify the use definition for the proposed material change of use. Refer to **Table SC1.1.2 (Use definitions)** in **Schedule 1 (Definitions)** of the planning scheme.  
Note—a use not listed in **Table SC1.1.2 (Use definitions)** is an undefined use.  
Note—Refer to the **Dwelling House Guide** in relation to a material change of use for a dwelling house.
2. Determine the attributes of the development site by referring to the relevant maps in **Schedule 2 (Mapping)** to confirm:-
  - (a) the **zone** allocated to the site by referring to the relevant zone map;
  - (b) where applicable, the **zone precinct** allocated to the site by referring to the relevant zone map;
  - (c) where applicable, the **local plan area** that applies to the site by referring to the relevant zone map;
  - (d) where applicable, the **local plan precinct** and **local plan sub-precinct** that applies to the site by referring to the relevant local plan precinct map; and
  - (e) where applicable, the **overlay(s)** that apply to the site by referring to the relevant overlay maps.

3. Determine if the material change of use has a prescribed category of development or category of assessment by referring to Schedules 6, 7 and 10 of the Regulation. If the material change of use has a prescribed category of development or category of assessment, the Regulation may identify applicable assessment benchmarks for assessable development and requirements for accepted development, where applicable.

Note—In some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

4. If determined at Step 3 that the material change of use does not have a prescribed category of development or category of assessment, or if the Regulation provides that the material change of use may still be made assessable under the planning scheme or have its category of development or category of assessment determined or varied under the planning scheme, determine the provisional category of development and category of assessment by referring to the relevant table of assessment in **section 5.5 (Categories of development and categories of assessment – material change of use)** for the relevant zone that applies to the development site (as determined at Step 2(a)). Make note of any assessment benchmarks for assessable development or requirements for acceptable development (applicable codes) that apply to the proposed use by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of the relevant table of assessment in **section 5.5**.
5. If the development site is located in a local plan area (as determined at Step 2(c)), determine if the provisional category of development or category of assessment (as determined at Step 4) is changed by a local plan area by referring to the relevant table of assessment for a material change of use in **section 5.9 (Categories of development and categories of assessment – local plans)**. Make note of any assessment benchmarks for assessable development or requirements for accepted development (applicable codes) that apply to the proposed use by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of the relevant table of assessment in **section 5.9**.
6. If an overlay(s) applies to the development site (as determined at Step 2(e)), determine if the category of development or category of assessment is changed by an applicable overlay by referring to **Table 5.10.1 (Overlays)** in **Part 5**. Also, make note of the assessment benchmarks for assessable development or requirements for accepted development (overlay code(s)) that apply to the proposed use by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.10.1**.  
Note—in accordance with **section 5.3.2(5)** of the planning scheme, where development is proposed on a site partly affected by an overlay, the category of development or category of assessment for the overlay only relates to that part of the site affected by the overlay.
7. If the category of development or category of assessment is changed by an applicable overlay (as determined in Step 6), the category of development or category of assessment for the material change of use is as per the category of development or category of assessment identified in **Table 5.10.1 (Overlays)**.  
If the category of development or category of assessment is not changed by an applicable overlay (as determined in Step 6), or there is no applicable overlay, the category of development or category of assessment for the material change of use is:
  - (a) as per the applicable table of assessment in **section 5.5 (Categories of development and categories of assessment – material change of use); OR**
  - (b) where applicable, the supplementary table of assessment for the local plan in **section 5.9 (Categories of development and categories of assessment – local plans)**.
8. If the category of development or category of assessment is identified as:
  - **Accepted development, go to Step 9; OR**
  - **Assessable development subject to code assessment, go to Step 10; OR**
  - **Assessable development subject to impact assessment, go to Step 11.**
9. Where the material change of use is identified as **accepted development**, assess the proposed development against any requirements for accepted development (i.e. relevant acceptable

outcomes) in any codes identified as applying to the proposed use as determined in **Steps 4, 5 and 6**. The 'application' section of each planning scheme code clarifies which provisions of the code comprise the requirements for accepted development.

If the proposed material change of use complies with all of the relevant acceptable outcomes for accepted development of the applicable codes, then no further reference to the *Sunshine Coast Planning Scheme 2014* is required and the proposal is deemed to comply with the provisions of the planning scheme. If the proposed material change of use does not comply with one or more of the relevant acceptable outcomes, the proposal is assessable development subject to code assessment (**go to Step 10**), subject to the assessment limitations stated in **section 5.3.3(3)(a)(ii)** of the planning scheme.

Some types of accepted development are not subject to requirements in the planning scheme and this will be indicated by a statement of "no requirements applicable" in the 'assessment benchmarks for assessable development and requirements for accepted development' column of the relevant table/s of assessment.

Note—approvals or licenses may be still required under other State legislation (e.g. *Standard Building Regulation 2006*) or Council local laws (e.g. Local Law No.2 (Animal Management)).

10. Where the material change of use is identified as **assessable development subject to code assessment**, a development application must be made to the Council for assessment. The development application will be assessed against all of the assessment benchmarks (applicable codes(s)) identified as applying to the proposed use as determined in **Steps 4, 5 and 6**. The 'application' section of each planning scheme code clarifies which provisions of the code comprise the assessment benchmarks for assessable development.

Note—assessable development subject to code assessment must also be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation and with regard to the matters identified in section 27 of the Regulation.

Determine the proposal's compliance with the planning scheme, having regard to the assessment rules in **section 5.3.3(3)**.

11. Where the material change of use is identified as **assessable development subject to impact assessment** development, a development application must be made to the Council for impact assessment (including public notification). The development application will be assessed against the entire *Sunshine Coast Planning Scheme 2014*, to the extent relevant.

Note—assessable development subject to impact assessment is also assessed against any assessment benchmarks identified for the development in section 30 of the Regulation, and with regard to the matters identified in section 31 of the Regulation. Under section 45(5) of the Act, impact assessment may also be carried out against or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

## 7.2 A step-by-step guide for reconfiguring a lot

1. Determine the attributes of the development site by referring to the relevant maps in **Schedule 2 (Mapping)** to confirm:-
  - (a) the **zone** allocated to the site by referring to the relevant zone map;
  - (b) where applicable, the **zone precinct** allocated to the site by referring to the relevant zone map;
  - (c) where applicable, the **local plan area** that applies to the site by referring to the relevant zone map;
  - (d) where applicable, the **local plan precinct** and **local plan sub-precinct** that applies to the site by referring to the relevant local plan precinct map; and
  - (e) where applicable, the **overlay(s)** that apply to the site by referring to the relevant overlay maps.

Determine if the proposed reconfiguring a lot has a prescribed category of development or category of assessment by referring to Schedules 6, 7 and 10 of the Regulation. If the reconfiguration of a lot has a prescribed category of development or category of assessment, the

Regulation may identify applicable assessment benchmarks for assessable development and requirements for accepted development, where applicable.

Note—in some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

2. If determined at Step 2 that the reconfiguring a lot does not have a prescribed category of development or category of assessment, or if the Regulation provides that the reconfiguration of a lot may still be made assessable under the planning scheme or have its category of development or category of assessment determined or varied under the planning scheme, determine the provisional category of development and category of assessment by referring to **Table 5.6.1 (Reconfiguring a lot)** for the relevant zone that applies to the development site (as determined at Step 1(a)). Make note of any assessment benchmarks (applicable codes) that apply to the proposed reconfiguring a lot by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.6.1**.
3. If the development site is located in a local plan area (as determined at Step 2(c)), determine if the provisional category of development or category of assessment (as determined at Step 3) is changed by a local plan area by referring to the relevant table of assessment for reconfiguring a lot in **section 5.9 (Categories of development and categories of assessment – local plans)**. Make note of any assessment benchmarks (applicable codes) that apply to the reconfiguring a lot by referring to the “assessment benchmarks for assessable development and requirements for acceptable development” column of the relevant table of assessment in **section 5.9**.

Note—the only table of assessment in **section 5.9** of the planning scheme that currently applies to reconfiguring a lot is **Table 5.9.4.2 (Golden Beach/Pelican Waters local plan: reconfiguring a lot)** where located in the Emerging community zone (Pelican Waters Golf Course).

4. If an overlay(s) applies to the development site (as determined at Step 1(e)), determine if the category of development or category of assessment is is changed by an applicable overlay by referring to **Table 5.10.1 (Overlays)** in **Part 5**. Also, make note of the assessment benchmarks (overlay code(s)) that apply to the proposed reconfiguring a lot by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.10.1**.

Note—in accordance with **section 5.3.2(5)** of the planning scheme, where development is proposed on a site partly affected by an overlay, the category of development and category of assessment for the overlay only relates to that part of the site affected by the overlay.

5. If the category of development or category of assessment is is changed by an applicable overlay (as determined in Step 5), the category of assessment for the reconfiguring a lot is as per the category of development or category of assessment identified in **Table 5.10.1 (Overlays)**. If the category of development or category of assessment is not changed by an applicable overlay (as determined in Step 5), or there is no applicable overlay, the category of development and category of assessment for the reconfiguring a lot is:
  - (a) as per **Table 5.6.1 (Reconfiguring a lot)**; OR
  - (b) where applicable, the supplementary table of assessment for the local plan in **section 5.9 (Categories of development and categories of assessment – local plans)**.
6. If the category of development and category of assessment for the proposed reconfiguring a lot is identified as:
  - **Assessable development subject to code assessment, go to Step 8; OR**
  - **Assessable development subject to impact assessment, go to Step 9.**

Note—there are currently no circumstances where reconfiguring a lot is accepted development under the planning scheme.

7. Where the reconfiguring a lot is identified as **assessable development subject to code assessment**, a development application must be made to the Council for assessment. The

proposed reconfiguring a lot will be assessed against all of the assessment benchmarks (applicable codes(s)) identified as applying to the proposed development as determined in **Steps 3, 4 and 5**. The 'application' section of each planning scheme code clarifies which provisions of the code comprise the assessment benchmarks for assessable development.

Note—assessable development subject to code assessment must also be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation and with regard to the matters identified in section 27 of the Regulation.

Determine the proposal's compliance with the planning scheme, having regard to **section 5.3.3(3)**.

8. Where the reconfiguring a lot is identified as **assessable development subject to impact assessment**, a development application must be made to the Council for impact assessment (including public notification). The development application will be assessed against the entire *Sunshine Coast Planning Scheme 2014*, to the extent relevant.

Note—assessable development subject to impact assessment is also assessed against any assessment benchmarks identified for the development in section 30 of the Regulation, and with regard to the matters identified in section 31 of the Regulation. Under section 45(5) of the Act, impact assessment may also be carried out against or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

### 7.3 A step-by-step guide for building work

Note—this step-by-step guide for building work only applies to building work not associated with a material change of use. For building work associated with a material change of use, refer to section 7.1 of this User Guide for a step-by-step guide as to how to navigate the *Sunshine Coast Planning Scheme 2014* for a material change of use

1. Determine if the proposed building work is associated with a material change of use.  
If the building work is associated with a material change of use, the building work is not separately regulated by the *Sunshine Coast Planning Scheme 2014* and will be assessed as part of any assessment required for the material change of use (refer to section 7.1 of this User Guide).

Note—assessment of the building work may still be required under the *Building Regulation 2006* or other state legislation.  
Note—Refer to the **Dwelling House Guide** in relation to building work not associated with a material change of use for a dwelling house.

If the proposed building work is not associated with a material change of use, go to **Step 2**.

2. Determine if the *Sunshine Coast Planning Scheme 2014* definition of "minor building work" applies to the proposed building work by referring to **Table SC1.2.2 (Administrative definitions)** in **Schedule 1 (Definitions)** of the planning scheme.
3. Determine the attributes of the development site relevant to building work by referring to the relevant maps in **Schedule 2 (Mapping)** to confirm:-
  - (a) the **zone** allocated to the site by referring to the relevant zone map;
  - (b) where applicable, the **zone precinct** allocated to the site by referring to the relevant zone map;
  - (c) where applicable, the **local plan area** that applies to the site by referring to the relevant zone map;
  - (d) where applicable, the **local plan precinct** and **local plan sub-precinct** that applies to the site by referring to the relevant local plan precinct map; and
  - (e) where applicable, the **overlay(s)** that apply to the site by referring to the relevant overlay maps.
4. Determine if the proposed building work has a prescribed category of development or category of assessment by referring to Schedules 6, 7, 9 and 10 of the Regulation. If the building work has a prescribed category of development or category of assessment, the Regulation may identify applicable assessment benchmarks for assessable development and requirements for accepted development, where applicable.

Note—in some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

5. If determined at Step 4 that the building work does not have a prescribed category of development and category of assessment, or if the Regulation provides that the building work may still be made assessable under the planning scheme or have its category of development or category of assessment determined or varied under the planning scheme, determine the provisional category of development and category of assessment for the proposed building work by referring to **Table 5.7.1 (Building work)** in **Part 5 (Tables of assessment)**. Make note of any assessment benchmarks for assessable development or requirements for accepted development (applicable code(s)) that apply to the proposed building work by referring to the “assessment benchmarks for assessable development or requirements for accepted development” column of **Table 5.7.1**.
6. If the development site is located in a local plan area (as determined at Step 3(c)), determine if the provisional category of development or category of assessment (as determined at Step 5) is changed by a local plan area by referring to the relevant table of assessment for building work in **section 5.9 (Categories of development and categories of assessment – local plans)**. Make note of any assessment benchmarks for assessable development or requirements for accepted development (applicable codes) that apply to the building work by referring to the “assessment benchmarks for assessable development and requirements for acceptable development” column of the relevant table of assessment in **section 5.9**.

Note—the only table of assessment in **section 5.9** of the planning scheme that currently applies to building work is **Table 5.9.7.2 (Maroochy North Shore local plan: building work)** where located in the Low density residential zone and Medium density residential zone in Precinct MNS LPP-2 (Town of Seaside).

7. If an overlay(s) applies to the development site (as determined at Step 3(e)), determine if the provisional category of development or category of assessment is changed by an applicable overlay by referring to **Table 5.10.1 (Overlays)** in **Part 5**. Also, make note of the assessment benchmarks for assessable development and requirements for accepted development (overlay code(s)) that apply to the proposed building work by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.10.1**.

Note—in accordance with **section 5.3.2(5)** of the planning scheme, where development is proposed on a site partly affected by an overlay, the category of development or category of assessment for the overlay only relates to that part of the site affected by the overlay.

8. If the provisional category of development or category of assessment is changed by an applicable overlay (as determined in Step 7), the category of development or category of assessment for the building work is as per the category of development or category of assessment identified in **Table 5.10.1 (Overlays)**.

Note—in accordance with **Table 5.10.1 (Overlays)**, the following overlays may have the effect of changing the level of assessment for building work not associated with a material change of use:

Acid sulfate soils – if located in an acid sulfate soils area as identified on an Acid Sulfate Soils Overlay Map and the proposed work will involve excavating or filling exceeding the thresholds stated in **Table 5.10.1**;

Height of buildings and structures overlay – if exceeding the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map; or

Heritage and character areas overlay – if involving a local heritage place or within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.

If the category of development or category of assessment is not changed by an applicable overlay (as determined in Step 7), or there is no applicable overlay, the category of development or category of assessment for the building work is:

- (a) as per **Table 5.7.1 (Building work)**; **OR**
- (b) where applicable, the supplementary table of assessment for the local plan in **section 5.9 (Categories of development and categories of assessment – local plans)**.

9. If the category of development and category of assessment for the proposed building work is identified as:

- **Accepted development, go to Step 10; OR**
- **Assessable development requiring code assessment, go to Step 11; OR**
- **Assessable development requiring impact assessment, go to Step 12.**

Note—building work not associated with a material change of use will only be assessable development subject to impact assessment under the planning scheme if the following circumstances apply:

- the proposed building work will involve the demolition, relocation or removal of a heritage place; or
- the proposed building work will exceed the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map.

10. Where the building work is identified as **accepted** development, assess the proposed building work against any requirements for accepted development (i.e. relevant acceptable outcomes) in the applicable codes, being the codes identified as applying to the proposed work as determined in **Steps 4 and 5**. The ‘application’ section of each planning scheme code clarifies which provisions of the code comprise the requirements for accepted development.

If the proposed building work complies with all of the relevant acceptable outcomes for accepted development of the applicable codes, then no further reference to the *Sunshine Coast Planning Scheme 2014* is required and the proposal is deemed to comply with the provisions of the planning scheme. If the proposed building work does not comply with one or more of the relevant acceptable outcomes, the proposal is assessable development requiring code assessment (**go to Step 11**), subject to the assessment limitations stated in **section 5.3.3(3)(a)(ii)** of the planning scheme.

Some types of accepted development are not subject to requirements in the planning scheme and this will be indicated by a statement of “no requirements applicable” in the ‘assessment benchmarks for assessable development and requirements for accepted development’ column of the relevant table/s of assessment.

Note—approvals or licenses may be still required under other State legislation (e.g. *Standard Building Regulation 2006*) or Council local laws (e.g. Local Law No.2 (Animal Management)).

11. Where the building work is identified as **assessable development subject to code assessment**, a development application must be made to the Council for assessment. The proposed building work will be assessed against all of the assessment benchmarks (applicable codes(s)) identified as applying to the proposed development as determined in **Steps 4 and 5**. The ‘application’ section of each planning scheme code clarifies which provisions of the code comprise the assessment benchmarks for assessable development.

Note—assessable development subject to code assessment must also be assessed against any assessment benchmarks for the development identified in section 26 of the *Planning Regulation 2017* and with regard to the matters identified in section 27 of the Regulation.

Determine compliance with the planning scheme, having regard to the assessment rules in **section 5.3.3(3)**.

12. Where the building work is identified as **assessable development requiring impact assessment**, a development application must be made to the Council for impact assessment (including public notification). The development application will be assessed against the entire *Sunshine Coast Planning Scheme 2014*, to the extent relevant.

Note—assessable development subject to impact assessment is also assessed against any assessment benchmarks identified for the development in section 30 of the Regulation, and with regard to the matters identified in section 31 of the Regulation. Under section 45(5) of the Act, impact assessment may also be carried out against or have regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

## 7.4 A step-by-step guide for operational work

1. Determine what type of operational work is involved (e.g. filling or excavation, vegetation clearing, placing an advertising device on premises, engineering or landscaping work).
2. Determine the attributes of the development site by referring to the relevant maps in **Schedule 2 (Mapping)** to confirm:-
  - (a) the **zone** allocated to the site by referring to the relevant zone map;
  - (b) where applicable, the **zone precinct** allocated to the site by referring to the relevant zone map;
  - (c) where applicable, the **local plan area** that applies to the site by referring to the relevant zone map;
  - (d) where applicable, the **local plan precinct** and **local plan sub-precinct** that applies to the site by referring to the relevant local plan precinct map; and
  - (e) where applicable, the **overlay(s)** that apply to the site by referring to the relevant overlay maps.
3. Determine if the proposed operational work has a prescribed category of development or category of assessment by referring to Schedules 6, 7 and 10 of the Regulation. If the operational work has a prescribed category of development or category of assessment, the Regulation may identify applicable assessment benchmarks for assessable development and requirements for accepted development, where applicable.

Note—in some cases, where specifically provided for in the Regulation, development stated in Schedule 7 and 10 may still be made assessable or have its category of assessment determined or varied under the planning scheme. Refer to section 5.3.2(10) for resolving inconsistency in the categories of development and categories of assessment stated in Schedules 6, 7 and 10 of the Regulation and in the planning scheme.

4. If determined at Step 3 that the operational work does not have a prescribed category of development or category of assessment, or if the Regulation provides that the operational work may still be made assessable under the planning scheme or have its category of development or category of assessment determined or varied under the planning scheme, determine the provisional category of development or category of assessment for the particular aspect of operational work (e.g. engineering work and/or landscape work, filling or excavation) by referring to **Table 5.8.1 (Operational work)**. Make note of any assessment benchmarks for assessable development or requirements for accepted development (applicable codes) that apply to the proposed operational work by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.8.1**.
5. If the development site is located in a local plan area (as determined at Step 2(c)), determine if the provisional category of development and category of assessment (as determined at Step 4) is changed by a local plan area by referring to the relevant table of assessment for operational work in **section 5.9 (Categories of development and categories of assessment – local plans)**. Make note of any assessment benchmarks for assessable development and requirements for accepted development (applicable codes) that apply to the proposed operational work by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of the relevant table of assessment in **section 5.9**.

Note—the only table of assessment in **section 5.9** of the planning scheme that currently applies to operational work is **Table 5.9.3 (Caloundra West local plan: operational work)** where located in the Sport and recreation zone (specifically, Corbould Park Racecourse, and involving placing an advertising device on premises).

6. If an overlay(s) applies to the development site (as determined at Step 2(e)), determine if the category of development or category of assessment is is changed by an applicable overlay by referring to **Table 5.10.1 (Overlays)** in **Part 5**. Also, make note of the assessment benchmarks for assessable development and requirements for accepted development (overlay code(s)) that apply to the proposed operational work by referring to the “assessment benchmarks for assessable development and requirements for accepted development” column of **Table 5.10.1**.

Note—in accordance with **section 5.3.2(5)** of the planning scheme, where development is proposed on a site partly affected by an overlay, the category of development and category of assessment for the overlay only relates to that part of the site affected by the overlay.

7. If the category of development and category of assessment is changed by an applicable overlay (as determined in Step 6), the category of development and category of assessment for the operational work is as per the category of development and category of assessment identified in **Table 5.10.1 (Overlays)**.

If the category of development and category of assessment is not changed by an applicable overlay (as determined in Step 6), or there is no applicable overlay, the category of development and category of assessment for the operational work is:

- (a) as per **Table 5.8.1 (Operational work)**; OR
- (b) where applicable, the supplementary table of assessment for the local plan in **section 5.9 (Categories of development and categories of assessment – local plans)**.

8. If the category of development or category of assessment for the proposed operational work is identified as:

- **Accepted development, go to Step 9; OR**
- **Assessable development subject to code assessment, go to Step 10; OR**
- **Assessable development subject to impact assessment, go to Step 11.**

Note—operational work will only be subject to impact assessment under the planning scheme if placing a third party advertising device on land (other than land owned or controlled by the Council and used for sport and recreation purposes). A third party advertising device means an advertising device placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.

9. Where the operational work is identified as **accepted development**, assess the proposed operational work against any requirements for accepted development (i.e. relevant acceptable outcomes) in the applicable codes, being the codes identified as applying to the proposed operational work as determined in **Steps 4, 5 and 6**. The ‘application’ section of each planning scheme code clarifies which provisions of the code comprise the requirements for accepted development.

If the proposed operational work complies with all of the relevant acceptable outcomes for accepted development of the applicable codes, then no further reference to the *Sunshine Coast Planning Scheme 2014* is required and the proposal is deemed to comply with the provisions of the planning scheme. If the proposed operational work does not comply with one or more of the relevant acceptable outcomes, the proposal is assessable development subject to code assessment (**go to Step 10**), subject to the assessment limitations stated in **section 5.3.3(3)(a)(ii)** of the planning scheme.

Some types of accepted development are not subject to requirements in the planning scheme and this will be indicated by a statement of “no requirements applicable” in the ‘assessment benchmarks for assessable development and requirements for accepted development’ column of the relevant table/s of assessment.

Note—approvals or licenses may be still required under other State legislation (e.g. *Standard Building Regulation 2006*) or Council local laws (e.g. Local Law No.2 (Animal Management)).

13. Where the operational work is identified as **assessable development subject to code assessment**, a development application must be made to the Council for assessment. The proposed operational work will be assessed against all of the assessment benchmarks (applicable codes(s)) identified as applying to the proposed development as determined in **Steps 4, 5 and 6**. The ‘application’ section of each planning scheme code clarifies which provisions of the code comprise the assessment benchmarks for assessable development.

Note—assessable development subject to code assessment must also be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation and with regard to the matters identified in section 27 of the Regulation.

Determine compliance of the code assessable operational work with the planning scheme by referring to **section 5.3.3(3)**.

14. Where the operational work is identified as **assessable development subject to impact assessment**, a development application must be made to the Council for impact assessment (including public notification). The development application will be assessed against the entire *Sunshine Coast Planning Scheme 2014*, to the extent relevant.

Note—assessable development subject to impact assessment is also assessed against any assessment benchmarks identified for the development in section 30 of the Regulation, and with regard to the matters identified in section 31 of the Regulation. Under section 45(5) of the Act, impact assessment may also be carried out against or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise (for example, planning need, or the current relevance of assessment benchmarks in light of changed circumstances).

**PLANNING SCHEME PARTS**

Planning scheme part	Summarised contents of each part
<p><b>Part 1</b></p> <p><b>About the planning scheme</b></p>	<ul style="list-style-type: none"> <li>➤ Introduces the planning scheme and identifies and describes the planning scheme area.</li> <li>➤ Provides an overview of the component parts of the planning scheme.</li> <li>➤ Provides guidance on the interpretation of the planning scheme.</li> <li>➤ Identifies and describes the categories of development and categories of assessment under the Act.</li> <li>➤ Provides a hierarchy of provisions within the planning scheme in the event that there is an inconsistency between provisions in different parts of the planning scheme.</li> <li>➤ Confirms what aspects of building work are regulated under the planning scheme.</li> </ul>
<p><b>Part 2</b></p> <p><b>State planning provisions</b></p>	<ul style="list-style-type: none"> <li>➤ Identifies the aspects of the State Planning Policy that have been reflected in the planning scheme.</li> <li>➤ Confirms that the planning scheme appropriately advances the South East Queensland Regional Plan 2009-2031.</li> <li>➤ Confirms that the planning scheme does not reflect the regulated requirements.</li> </ul>
<p><b>Part 3</b></p> <p><b>Strategic framework</b></p>	<ul style="list-style-type: none"> <li>➤ Sets the overall policy direction for development in the Sunshine Coast region to 2031.</li> <li>➤ Provides a strategic intent (vision) that applies to the whole of the Sunshine Coast region.</li> <li>➤ Provides strategic outcomes, specific outcomes and supporting strategic framework maps to achieve the strategic intent, organised into the following themes: <ul style="list-style-type: none"> <li>• Settlement pattern</li> <li>• Economic development</li> <li>• Transport</li> <li>• Infrastructure and services</li> <li>• Natural environment</li> <li>• Community identity, character and social inclusion</li> <li>• Natural resources</li> <li>• Natural hazards</li> </ul> </li> </ul>
<p><b>Part 4</b></p> <p><b>Priority infrastructure plan</b></p>	<ul style="list-style-type: none"> <li>➤ Identifies and describes the planning assumptions which have informed preparation of the priority infrastructure plan (PIP), including the projections for future urban growth and the assumptions of demand for each trunk infrastructure network.</li> <li>➤ States the priority infrastructure area (PIA) which is the Council's prioritised area to accommodate future growth.</li> <li>➤ States the desired standard of service for each trunk infrastructure network.</li> <li>➤ States the existing and planned trunk infrastructure for the following trunk infrastructure networks: <ul style="list-style-type: none"> <li>• Water supply trunk network</li> <li>• Sewerage trunk network</li> <li>• Stormwater quality trunk network</li> <li>• Transport (roads) trunk network</li> <li>• Transport (active transport) trunk network</li> <li>• Public parks and land for community facilities trunk network</li> </ul> </li> </ul> <p>Identifies the PIP maps and provides a schedule of works for trunk infrastructure for each trunk infrastructure network.</p>
<p><b>Part 5</b></p>	<ul style="list-style-type: none"> <li>➤ Provides direction on how to read and interpret the tables of assessment contained in this part.</li> </ul>

## Attachment 1 – Summarised contents of the *Sunshine Coast Planning Scheme 2014*

Planning scheme part	Summarised contents of each part
<b>Tables of assessment</b>	<ul style="list-style-type: none"> <li>➤ Provides direction on how to determine the category of development and category of assessment and assessment benchmarks for assessable development and requirements for acceptable development that apply.</li> <li>➤ Provides the following tables of assessment that identify categories of development and categories of assessment and the assessment benchmarks for assessable development and requirements for accepted development that apply: <ul style="list-style-type: none"> <li>• Material change of use</li> <li>• Reconfiguring a lot</li> <li>• Building work</li> <li>• Operational work</li> <li>• Local plans</li> <li>• Overlays</li> </ul> </li> </ul>
<b>Part 6</b>  <b>Zones</b>	<ul style="list-style-type: none"> <li>➤ Provides the assessment benchmarks for assessable development for each of the 22 planning scheme zones (and zone precincts where applicable) via the following zone codes: <ul style="list-style-type: none"> <li>• Low density residential zone code</li> <li>• Medium density residential zone code</li> <li>• High density residential zone code</li> <li>• Tourist accommodation zone code</li> <li>• Principal centre zone code</li> <li>• Major centre zone code</li> <li>• District centre zone code</li> <li>• Local centre zone code</li> <li>• Low impact industry zone code</li> <li>• Medium impact industry zone code</li> <li>• High impact industry zone code</li> <li>• Waterfront and marine industry zone code</li> <li>• Sport and recreation zone code</li> <li>• Open space zone code</li> <li>• Environmental management and conservation zone code</li> <li>• Community facilities zone code</li> <li>• Emerging community zone code</li> <li>• Limited development (landscape residential) zone code</li> <li>• Rural zone code</li> <li>• Rural residential zone code</li> <li>• Specialised centre zone code</li> <li>• Tourism zone code</li> </ul> </li> </ul>
<b>Part 7</b>  <b>Local plans</b>	<ul style="list-style-type: none"> <li>➤ Provides the assessment benchmarks for assessable development for the 27 identified local plan areas (and local plan precincts where applicable) via the following local plan codes: <ul style="list-style-type: none"> <li>• Beerburrum local plan code</li> <li>• Beerwah local plan code</li> <li>• Blackall Range local plan code</li> <li>• Bli Bli local plan code</li> <li>• Buderim local plan code</li> <li>• Caloundra local plan, code</li> <li>• Caloundra West local plan code</li> <li>• Coolool local plan code</li> <li>• Eudlo local plan code</li> </ul> </li> </ul>

Attachment 1 – Summarised contents of the *Sunshine Coast Planning Scheme 2014*

Planning scheme part	Summarised contents of each part
	<ul style="list-style-type: none"> <li>• Eumundi local plan code</li> <li>• Forest Glen / Kunda Park / Tanawha local plan code</li> <li>• Glass House Mountains local plan code</li> <li>• Golden Beach / Pelican Waters local plan code</li> <li>• Kawana Waters local plan code</li> <li>• Kenilworth local plan code</li> <li>• Landsborough local plan code</li> <li>• Maleny local plan code</li> <li>• Maroochy North Shore local plan code</li> <li>• Maroochydore / Kuluin local plan code</li> <li>• Mooloolaba / Alexandra Headland local plan code</li> <li>• Mooloolah local plan code</li> <li>• Nambour local plan code</li> <li>• Palmwoods local plan code</li> <li>• Peregian South local plan code</li> <li>• Sippy Downs local plan code</li> <li>• Woombye local plan code</li> <li>• Yandina local plan code</li> </ul>
<p><b>Part 8</b> <b>Overlays</b></p>	<p>➤ Provides the assessment benchmarks for assessable development and requirements for accepted development for the 13 planning scheme overlays via the following overlay codes:</p> <ul style="list-style-type: none"> <li>• Acid sulfate soils overlay code</li> <li>• Airport environs overlay code</li> <li>• Biodiversity, waterways and wetlands overlay code</li> <li>• Bushfire hazard overlay code</li> <li>• Coastal protection overlay code</li> <li>• Extractive resources overlay code</li> <li>• Flood hazard overlay code</li> <li>• Height of buildings and structures overlay code</li> <li>• Heritage and character areas overlay code</li> <li>• Landslide hazard and steep land overlay code</li> <li>• Regional infrastructure overlay code</li> <li>• Scenic amenity overlay code</li> <li>• Water resource catchments overlay code</li> </ul>
<p><b>Part 9</b> <b>Development codes</b></p>	<p>➤ Provides the assessment benchmarks for assessable development and requirements for accepted development, arranged into the following code categories:</p> <p><u>Use codes</u> (x 21)</p> <ul style="list-style-type: none"> <li>• Business uses and centre design code</li> <li>• Caretaker’s accommodation code</li> <li>• Child care centre code</li> <li>• Community activities code</li> <li>• Dual occupancy code</li> <li>• Dwelling house code</li> <li>• Extractive industry code</li> <li>• Home based business code</li> <li>• Industry uses code</li> <li>• Market code</li> <li>• Multi-unit residential uses code</li> </ul>

## Attachment 1 – Summarised contents of the *Sunshine Coast Planning Scheme 2014*

Planning scheme part	Summarised contents of each part
	<ul style="list-style-type: none"> <li>• Nature and rural based tourism code</li> <li>• Relocatable home park and tourist park code</li> <li>• Residential care facility and retirement facility code</li> <li>• Rural industries code</li> <li>• Rural uses code</li> <li>• Sales office code</li> <li>• Service station code</li> <li>• Sport and recreation uses code</li> <li>• Telecommunications facility code</li> <li>• Utility code</li> </ul> <p><u>Other development codes (x 11)</u></p> <ul style="list-style-type: none"> <li>• Advertising devices code</li> <li>• Landscape code</li> <li>• Nuisance code</li> <li>• Reconfiguring a lot code</li> <li>• Safety and security code</li> <li>• Stormwater management code</li> <li>• Sustainable design code</li> <li>• Transport and parking code</li> <li>• Vegetation management code</li> <li>• Waste management code</li> <li>• Works, services and infrastructure code</li> </ul>
<p><b>Part 10</b></p> <p><b>Other plans</b></p>	<ul style="list-style-type: none"> <li>➢ Provides the planning framework for the following declared master planned areas for which a structure plan has been prepared: <ul style="list-style-type: none"> <li>• Maroochydore Principal Regional Activity Centre (PRAC)</li> <li>• Palmview</li> </ul> </li> <li>➢ The structure plans include: <ul style="list-style-type: none"> <li>• Details of the planning scheme provisions that apply to the declared master planned areas.</li> <li>• Strategic framework for the master planned area</li> <li>• Tables of assessment for the master planned area</li> <li>• Structure plan area code</li> </ul> </li> </ul>

### **PLANNING SCHEME SCHEDULES**

Planning scheme schedule	Summarised contents of each schedule
<p><b>Schedule 1</b></p> <p><b>Definitions</b></p>	<ul style="list-style-type: none"> <li>➢ Provides the use definitions, as prescribed by the QPP, that are used in the planning scheme.</li> <li>➢ Provides the administrative definitions for the terms used in the planning scheme (some prescribed by the QPP and other terms identified by the Council).</li> </ul>
<p><b>Schedule 2</b></p> <p><b>Mapping</b></p>	<ul style="list-style-type: none"> <li>➢ Lists and includes all of the planning scheme mapping, including: <ul style="list-style-type: none"> <li>• Strategic framework maps</li> <li>• Zone maps</li> <li>• Local plan maps</li> <li>• Other plan maps (for Maroochydore PRAC and Palmview declared master planned areas)</li> <li>• Overlay maps</li> </ul> </li> <li>➢ Identifies the community facilities zone annotations used on the</li> </ul>

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Planning scheme schedule	Summarised contents of each schedule
	zone maps.
<b>Schedule 3</b> <b>Priority infrastructure plan mapping and supporting material</b>	<ul style="list-style-type: none"> <li>➤ Lists and includes the priority infrastructure area (PIA) maps and the trunk infrastructure network maps supporting the priority infrastructure plan (PIP).</li> </ul>
<b>Schedule 4</b> <b>Notations required under the Planning Act 2016</b>	<ul style="list-style-type: none"> <li>➤ Includes various notations that are required to be noted in the planning scheme in accordance with the <i>Planning Act 2016</i>, including: <ul style="list-style-type: none"> <li>• Notation of decisions affecting the planning scheme under section 89 of the Act which includes approvals in conflict with the planning scheme, variation approvals and decisions to accept a request for application of a superseded planning scheme.</li> <li>• Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act, being any resolutions about infrastructure charges under the relevant state planning regulatory provision.</li> <li>• Notation of registration for urban encroachment provisions under section 267 of the Act, providing relevant details of any notice about the registration of premises related to the urban encroachment provisions of Chapter 7, Part 4 of the Act.</li> </ul> </li> </ul>
<b>Schedule 5</b> <b>Designation of premises for development</b>	<ul style="list-style-type: none"> <li>➤ Includes the details of land in the planning scheme area that has been designated under an infrastructure designation in accordance with section 42 of the Act.</li> </ul>
<b>Schedule 6</b> <b>Planning scheme policies</b>	<ul style="list-style-type: none"> <li>➤ Contains the planning scheme policies that support the implementation of the planning scheme, including specifying information that the Council may require for a development application, specifying the standards called up in a code and providing guidance or advice about satisfying assessment benchmarks in the planning scheme.</li> <li>➤ The planning scheme policies that support the planning scheme are the following: <ul style="list-style-type: none"> <li><u>PSPs relating to Part 7 (Local plans)</u> <ul style="list-style-type: none"> <li>• Planning scheme policy for Landsborough (urban design guidelines)</li> <li>• Planning scheme policy for Sippy Downs Town Centre</li> </ul> </li> <li><u>PSPs relating to Part 8 (Overlays)</u> <ul style="list-style-type: none"> <li>• Planning scheme policy for the acid sulfate soils overlay code</li> <li>• Planning scheme policy for the airport environs overlay code</li> <li>• Planning scheme policy for the biodiversity, waterways and wetlands overlay code</li> <li>• Planning scheme policy for the bushfire hazard overlay code</li> <li>• Planning scheme policy for the extractive resources overlay code</li> <li>• Planning scheme policy for the flood hazard overlay code</li> <li>• Planning scheme policy for the heritage and character areas overlay code</li> <li>• Planning scheme policy for the landslide hazard and steep land overlay code</li> <li>• Planning scheme policy for the scenic amenity overlay code</li> </ul> </li> <li><u>PSPs relating to Part 9 (Development codes)</u> <ul style="list-style-type: none"> <li>• Planning scheme policy for the utility code</li> <li>• Planning scheme policy for development works</li> <li>• Planning scheme policy for the nuisance code</li> <li>• Planning scheme policy for the reconfiguring a lot code</li> </ul> </li> </ul> </li> </ul>

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Planning scheme schedule	Summarised contents of each schedule
	<ul style="list-style-type: none"> <li>• Planning scheme policy for the transport and parking code</li> <li>• Planning scheme policy for the waste management code</li> </ul> <p><u>PSPs relating to Part 10 (Other plans)</u></p> <ul style="list-style-type: none"> <li>• Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan</li> <li>• Planning scheme policy for Palmview Structure Plan</li> </ul> <p><u>Other planning scheme policies</u></p> <ul style="list-style-type: none"> <li>• Planning scheme policy for biodiversity offsets</li> <li>• Planning scheme policy for information that local government may require</li> <li>• Planning scheme policy for performance bonds</li> </ul>

### PLANNING SCHEME APPENDICES

Planning scheme appendix	Summarised contents of each appendix
<b>Appendix 1</b> <b>Index and glossary of abbreviations and acronyms</b>	<ul style="list-style-type: none"> <li>• Provides a list of abbreviations and acronyms used in the planning scheme and the relevant details or descriptions of the abbreviations and acronyms.</li> </ul>
<b>Appendix 2</b> <b>Table of amendments</b>	<ul style="list-style-type: none"> <li>• Provides a list of all post-commencement amendments made to the planning scheme, including planning scheme policies.</li> </ul>

**Attachment 2 – How to determine the category of development and category of assessment and assessment benchmarks for assessable development and requirements for accepted development**

