

Appendix B - Area Development Plan for Area A (No. 1) 2016

Area Development Plan for Area A (No. 1) 2016

Applicable to development in Area A of the *Palmview Structure Plan* area

Council decision	MCU16/0085
Decision date	31/10/2016
Version	1

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1 Preliminary

1.1 Short title

This document may be cited as the *Area Development Plan for Area A (No. 1) 2016*.

1.2 Purpose

The purpose of this document is as follows:

- (a) to form part of the Area Development Approval for the Prescribed Area;
- (b) to identify the extent of the development of the Prescribed Area;
- (c) to state the way in which the Preliminary Approval seeks to vary the effect of the Planning Scheme for the Prescribed Area in accordance with the Planning Act.

1.3 Application

This document applies to that part of the Master Planned Area which is the premises for the Preliminary Approval, being the Prescribed Area.

2 Interpretation

2.1 Interpretation

The following rules apply to the interpretation of this document:

- (a) a term used in this document has the meaning given in the following:
 - (i) section 2.2 (Definitions);
 - (ii) the Planning Act;
 - (iii) the Sunshine Coast Planning Scheme;
 - (iv) *Statutory Instruments Act 1992*;
 - (v) the Macquarie Dictionary;
- (b) in the event a term has been assigned a meaning in more than one of the instruments listed in section 2.1(a), the meaning contained in the instrument highest on the list prevails.
- (c) a reference to a law or a provision of a law, includes the following:
 - (i) the law and the common law including the principles of equity of the Commonwealth, a State or a Territory;
 - (ii) a statutory instrument made or in effect under the law or the provision;
 - (iii) a consolidation, amendment, extension, re-enactment or replacement of the law or the provision.
- (d) a reference in this document to an agreement includes the following:
 - (i) the agreed terms of the agreement including a note in the agreement;
 - (ii) a schedule to the agreement as if a matter in a schedule is expressly stated in full in the agreed terms of the agreement;
 - (iii) the agreement as novated, varied or replaced.

- (e) a reference in this document to a specific resource document or standard means the latest version of the resource document or standard.
- (f) a reference to a section, table or schedule is a reference to a section, table or schedule of this document unless the context otherwise indicates or requires.

2.2 Definitions

A term used in this document has the following meaning, unless the context indicates or requires otherwise:

Area Development Approval has the meaning given in the Infrastructure Agreement.

Application has the meaning given in the Infrastructure Agreement.

Community Purpose Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Community Purpose Precinct".

District Activity Centre Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "District Activity Centre Precinct".

Environmental Protection and Enhancement Sub-precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Environmental Protection and Enhancement Sub-precinct".

Infrastructure Agreement means the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2)*.

Landscape Protection and Enhancement Sub-precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Landscape Protection and Enhancement Sub-precinct".

Local Activity Centre Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Local Activity Centre Precinct".

Local Employment Area Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Local Employment Area Precinct".

Master Planned Area means the land within the "Palmview Master Planned Area Boundary" shown on Area A Development Plan Map 1 (Sub-regional Context).

Medium Density Residential Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Medium Density Residential Precinct".

Mixed Density Residential Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Mixed Density Residential Precinct".

Non-urban Open Space Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Non-urban Open Space Precinct".

Palmview Structure Plan means the Structure Plan, as varied by the Preliminary Approval.

Planning Act means the *Sustainable Planning Act 2009*.

Planning Scheme means the planning scheme of the Council as amended from time to time in accordance with the Planning Act, to the extent it applies to the Master Planned Area.

Preliminary Approval means the development approval for the development application number MCU16/0085, including all approved plans and approved documents.

Prescribed Area means Area A of the Master Planned Area as shown on Area Development Plan Map 5 (Area A Development Entitlements).

Recreation Park Sub-precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Recreation Park Sub-precinct".

Sports Park Sub-precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Sports Park Sub-precinct".

Structure Plan means the Palmview Structure Plan in the Planning Scheme and any change to the Palmview Structure Plan made under the Planning Act.

Sunshine Coast Planning Scheme means the Planning Scheme as varied by the Preliminary Approval.

Urban Open Space Precinct means the part of the Prescribed Area that is identified on Area Development Plan Map 6 (Area A Precincts and Sub-precincts) as the "Urban Open Space Precinct".

3 Relationship to relevant instruments

3.1 Relationship to the Planning Act

This document functions as part of the Preliminary Approval which approves the development of the Prescribed Area and varies the effect of the local planning instruments applicable for the Prescribed Area under sections 242 (Preliminary approval may affect a local planning instrument) and 899 (Changes to restrictions on, and notification requirements for, particular development applications in master planned area) of the Planning Act.

3.2 Relationship to the Infrastructure Agreement

- (a) The Preliminary Approval functions as the Area Development Approval for the Prescribed Area required under clause 9.4 of the Infrastructure Agreement.
- (b) For the purposes of the Infrastructure Agreement an Application does not comply with the Preliminary Approval if any of the following apply:
 - (i) the Application is seeking to implement development other than approved development under this document;
 - (ii) the Application does not comply with the conditions of the Preliminary Approval;
 - (iii) the development the subject of the Application does not comply with the conditions of the Preliminary Approval.

3.3 Relationship to the Planning Scheme

This document relevantly does the following for the Prescribed Area:

- (a) identifies, in section 4 (Approved development), the approved development approved by the Preliminary Approval;

- (b) states, in the tables of assessment in section 6 (Tables of assessment), that development is exempt development, self-assessable development or assessable development requiring code or impact assessment;
- (c) identifies and includes, in section 5 (Applicable codes) codes for the development.

4 Approved development

4.1 Approved development

This document states the following development is approved for the Prescribed Area by the Preliminary Approval, subject to the conditions of the Preliminary Approval:

- (a) the approved uses stated in column 1 of a table of assessment for material change of use in section 6.1 (Tables of assessment for material change of use), subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;
- (b) reconfiguring a lot stated in column 1 of a table of assessment for reconfiguring a lot in section 6.2 (Other tables of assessment) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;
- (c) building work stated in column 1 of a table of assessment for building work in section 6.2 (Other tables of assessment) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;
- (d) operational work stated in column 1 of a table of assessment for operational work in section 6.2 (Other tables of assessment) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3.

5 Applicable codes

5.1 Identified codes

This document identifies and includes codes for the approved development of the Prescribed Area as follows:

- (a) identifying, in column 3 of the tables of assessment in section 6 (Tables of assessment), the applicable codes of the Sunshine Coast Planning Scheme for the approved development;
- (b) including, in section 5.2 (Approved variations to the applicable codes), variations to the effect of the applicable codes of the Planning Scheme for the approved development;
- (c) including, in Schedule 3 and 4 (new Development Codes, variations to the effect of the applicable codes of the Planning Scheme for the approved development:
 - (i) Harmony State-Controlled Road Amenity Code
 - (ii) Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

5.2 Approved variations to the applicable codes

The applicable codes identified in column 3 of the tables of assessment are codes of the Planning Scheme subject to the following approved variations:

- (a) Acceptable Outcome AO2.1 in Table 10.3.4.5 (Performance Outcomes and Acceptable Outcomes for the Mixed Density Residential Precinct) of the Palmview structure plan area code is varied as follows:

AO2.1^s	Development ensures that the building height of a dwelling house or a Sales office (where a display dwelling) in the Mixed Density Residential Precinct does not exceed a building height of 8.5 metres.
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- (b) A reference in an applicable code to the Structure Plan map stated in column 1 of the following table is varied to be a reference to the corresponding map stated in column 2 and included in Schedule 1 (Prescribed Area Development Plan Maps):

Column 1 Structure Plan map	Column 2 Prescribed Area Development Plan map
Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional Context)	OPM P1 Area A Development (Sub-regional Context) Plan
Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	OPM P2(a) Area Development (Flood Prone Land) Plan
Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	OPM P2(b) Area Development (Ecologically Important Areas) Plan
Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)	OPM P3 Area Development (Land Use Structure) Plan
Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	OPM P4 Area Development (Infrastructure Elements) Plan
Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	OPM P5 Area Development (Development Entitlements) Plan
Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	OPM P6 Area Development (Precincts and Sub-precincts) Plan
Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)	OPM P7 Area Development Plan (Development and Transport Infrastructure Network Sequencing)
Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	OPM P8 Area Development (Road Transport Infrastructure Network) Plan
Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)	OPM P9 Area Development (Public Transport Infrastructure Network) Plan
Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	OPM P10 Area Development (Bicycle and Pedestrian Infrastructure Network) Plan
Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan
Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	OPM P12 Area Development (Non-urban Open Space Infrastructure Network) Plan

Column 1 Structure Plan map	Column 2 Prescribed Area Development Plan map
Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)	OPM P13 Area Development (Community Facilities Infrastructure Network) Plan
Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network)	OPM P14 Area Development (Electricity Infrastructure Network) Plan

6 Tables of assessment

6.1 Tables of assessment for material change of use

Table 1 Mixed Density Residential Precinct table of assessment

MIXED DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
<i>Residential activities</i>			
Caretaker's accommodation <i>if for a caretaker of an approved use in the Community activity group.</i>	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan 	<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme
Community residence	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Community residence code
Dual occupancy	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Dual occupancy code
Dwelling house <i>whether or not located within an existing structure, if the premises is not serviced by the following infrastructure provided in accordance with the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2):</i> (a) <i>Claymore Road Link identified on Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network and Sequencing);</i> (b) <i>water main identified on Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements);</i> (c) <i>water supply and sewerage infrastructure required to service the premises.</i>	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code 	<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme
Dwelling house <i>if not otherwise specified</i>	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and 	<ul style="list-style-type: none"> • Dwelling house code

MIXED DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
		Drainage Impacts on State Transport Infrastructure State Code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Residential care facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Retirement facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes

MIXED DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
		•
Business activities		
Home based business <i>if for a home office.</i>	Exempt	
Home based business <i>if:-</i> (a) <i>not for a home office; and</i> (b) <i>not involving a high impact home based business activity.</i>	Self-assessable	<ul style="list-style-type: none"> • Home based business code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
Sales office <i>if for a display dwelling.</i>	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sales office code
Sales office <i>if not otherwise specified.</i>	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sales office code
Shop <i>if for a corner store.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Industrial activities		
No approved uses in the industrial activity group		
Community activities		
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure • Prescribed other

MIXED DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
		<ul style="list-style-type: none"> plan area code Child care centre code Harmony State-Controlled Road Amenity Code Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code 	development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Harmony State-Controlled Road Amenity Code Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code 	<ul style="list-style-type: none"> Prescribed other development codes
Community use if:- (a) <i>located on council owned or controlled land; and</i> (b) <i>undertaken by or on behalf of the council.</i>	Exempt		
Community use if not otherwise specified.	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Harmony State-Controlled Road Amenity Code Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code 	<ul style="list-style-type: none"> Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Harmony State-Controlled Road Amenity Code Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code 	<ul style="list-style-type: none"> Prescribed other development codes

MIXED DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Place of worship	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
Sport and recreation activities		
Park	Exempt	
Rural activities		
No approved uses in the rural activity group		
Other activities		
Utility installation utility, if for a local utility.	Exempt	
Undefined uses		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 2 Medium Density Residential Precinct table of assessment

MEDIUM DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Residential activities		
Caretaker's accommodation if for a caretaker of an approved use in the community activity group.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Nuisance code • Transport and parking code • Caretaker's accommodation code
Community residence	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community residence code
Dual occupancy	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling house	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure • Prescribed other

MEDIUM DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
		plan area code	development codes
		<ul style="list-style-type: none"> Multi-unit residential uses code 	
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Residential care facility	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Residential care and retirement facility code 	<ul style="list-style-type: none"> Prescribed other development codes
Retirement facility	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Residential care and retirement facility code 	<ul style="list-style-type: none"> Prescribed other development codes
Rooming accommodation	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Short term accommodation	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Business activities			
Home based business <i>if for a home office.</i>	Exempt		
Home based business <i>if:-</i> <i>(a) not for a home office; and</i> <i>(b) not involving a high impact home based business activity.</i>	Self-assessable	<ul style="list-style-type: none"> Home based business code 	
Sales office <i>if for a display dwelling.</i>	Self-assessable	<ul style="list-style-type: none"> Palmview structure plan area code Sales office code 	<ul style="list-style-type: none"> Dwelling house code
Sales office <i>if not otherwise specified.</i>	Self-assessable	<ul style="list-style-type: none"> Palmview structure plan area code 	<ul style="list-style-type: none"> Sales office code
Shop <i>if for a corner store.</i>	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Industrial activities			
No approved uses in the industrial activity group			
Community activities			

MEDIUM DENSITY RESIDENTIAL PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
Community use if not otherwise specified.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Place of worship	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme
Sport and recreation activities		
Park	Exempt	
Rural activities		
No approved uses in the rural activity group		
Other activities		
Utility installation if for a local utility.	Exempt	
Undefined uses		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 3 District Activity Centre Precinct table of assessment

DISTRICT ACTIVITY CENTRE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
Residential activities			
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code 	<ul style="list-style-type: none"> • Nuisance code • Transport and parking code
Dual occupancy <i>if forming part of a mixed use building and located above ground storey.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Dual occupancy code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Residential care facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code 	<ul style="list-style-type: none"> • Prescribed other development codes
Rooming accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Short term accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Business activities			
Adult store	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Car wash	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan 	<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme
Food and drink outlet <i>if not incorporating a drive through facility and in an existing building.</i>	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet <i>if not incorporating a drive through facility.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
Function facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies <i>if not exceeding a gross floor area of 300m².</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Health care services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Home based business <i>if for a home office.</i>	Exempt		
Home based business <i>if:-</i> <i>(a) not for a home office; and</i> <i>(b) not involving a high impact home based business activity.</i>	Self-assessable	<ul style="list-style-type: none"> • Home based business code 	
Hotel	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market <i>if conducted by a not-for-profit organization on Council owned or controlled land.</i>	Exempt		
Market <i>if not otherwise specified.</i>	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan 	<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme
Office	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Sales office	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Sales office codes
Shop <i>if in an existing building.</i>	Self-assessable	<ul style="list-style-type: none"> • Business uses and centre design code 	<ul style="list-style-type: none"> • Transport and parking code
Shop <i>if not otherwise specified.</i>	Code assessable	<ul style="list-style-type: none"> • Business uses and centre design code 	<ul style="list-style-type: none"> • Transport and parking code
Shopping centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and 	<ul style="list-style-type: none"> • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
		centre design code	
Theatre <i>if not for a cinema.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Veterinary services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Industrial activities			
Service industry	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Community activities			
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code 	<ul style="list-style-type: none"> • Prescribed other development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Community use <i>if:-</i> <i>(a) located on council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the council.</i>	Exempt		
Community use <i>if not otherwise specified.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Educational establishment	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Place of worship	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Sport and recreation activities			
Club	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
		<ul style="list-style-type: none"> Sport and recreation uses code
Indoor sport and recreation	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Sport and recreation uses code Prescribed other development codes
Park	Exempt	
<i>Rural activities</i>		
No approved uses in the rural activity group		
<i>Other activities</i>		
Utility installation <i>if for a local utility.</i>	Exempt	
<i>Undefined uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 4 Local Activity Area Precinct table of assessment

APPROVED USES IN THE LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved Use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Residential activities</i>		
No approved uses in the Local Activity Area Precinct		

Table 5 Local Employment Area Precinct table of assessment

LOCAL EMPLOYMENT AREA PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Residential activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> Palmview structure plan area code Caretaker's accommodation code Nuisance code Transport and parking code

LOCAL EMPLOYMENT AREA PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self-assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
Business activities			
Car wash	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet if:- (a) <i>having a gross floor area not exceeding 100m²;</i> (b) <i>not involving a drive through facility; and</i> (c) <i>not involving a food and drink outlet that requires a liquor licence.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m².	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Office if located above the ground storey.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Outdoor sales	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Sales office	Self-assessable	<ul style="list-style-type: none"> • Palmview structure plan area code 	<ul style="list-style-type: none"> • Sales office code
Service station	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Service station code 	<ul style="list-style-type: none"> • Prescribed other development codes
Veterinary services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Industrial activities			
Bulk landscape supplies	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Low impact industry	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Research and technology industry	Code assessable	<ul style="list-style-type: none"> • Palmview structure 	<ul style="list-style-type: none"> • Prescribed other

LOCAL EMPLOYMENT AREA PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as self-assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.			
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria	
		plan area code	development codes
		• Industry uses code	
Service industry	Code assessable	• Palmview structure plan area code • Industry uses code	• Prescribed other development codes
Warehouse	Code assessable	• Palmview structure plan area code • Industry uses code	• Prescribed other development codes
Community activities			
Child care centre	Code assessable	• Palmview structure plan area code • Child care centre code	• Prescribed other development codes
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt		
Community use if not otherwise specified.	Code assessable	• Palmview structure plan area code • Community activities code	• Prescribed other development codes
Emergency services	Code assessable	• Palmview structure plan area code • Community activities code	• Prescribed other development codes
Place of worship	Impact assessable	• Palmview Structure Plan	• Sunshine Coast Planning Scheme
Sport and recreation activities			
Indoor sport and recreation	Code assessable	• Palmview structure plan area code • Sport and recreation uses code	• Prescribed other development codes
Park	Exempt		
Rural activities			
No approved uses in the rural activity group			
Other activities			
Utility installation if for a local utility.	Exempt		
Undefined uses			
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme			

Table 6 Community Purpose Precinct table of assessment

COMMUNITY PURPOSE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Residential activities		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Nuisance code • Transport and parking code
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land.	Exempt	
Market if not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme
Industrial activities		
No approved uses in the industrial activity group		
Community activities		
Community Purpose Precinct Annotations		
Any use annotated on a Community Purpose Precinct where located on Council owned or controlled land.	Exempt	
Any use annotated on a Community Purpose Precinct where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Applicable use code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes

COMMUNITY PURPOSE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code <ul style="list-style-type: none"> • Prescribed other development codes
Educational establishment	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code <ul style="list-style-type: none"> • Prescribed other development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code <ul style="list-style-type: none"> • Prescribed other development codes
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	

COMMUNITY PURPOSE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Community use <i>if not otherwise specified.</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Place of worship	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Sport and recreation activities		
Club	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sunshine Coast Planning Scheme

COMMUNITY PURPOSE PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Indoor sport and recreation	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sunshine Coast Planning Scheme
Park	Exempt	
Rural activities		
No approved uses in the rural activity group		
Other activities		
Environment facility	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sunshine Coast Planning Scheme
Utility installation <i>if for a local utility.</i>	Exempt	
Undefined uses		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 7 Urban Open Space Precinct – Recreation Park Sub-precinct table of assessment

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Residential activities		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Nuisance code • Transport and parking code
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land.	Exempt	
Market if not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sunshine Coast Planning Scheme
Industrial activities		
No approved uses in the industrial activity group		
Community activities		
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Sport and recreation activities</i>		
Club	Code assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sport and recreation uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Outdoor sport and recreation if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	
Park	Exempt	
<i>Rural activities</i>		
No approved uses in the rural activity group		
<i>Other activities</i>		
Utility installation if for a local utility.	Exempt	
<i>Undefined uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 8 Urban Open Space Precinct – Sports Park Sub-precinct table of assessment

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
Residential activities		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Nuisance code • Transport and parking code
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land.	Exempt	
Market if not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Sunshine Coast Planning Scheme
Industrial activities		
No approved uses in the industrial activity group		
Community activities		
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Exempt	

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Sport and recreation activities</i>		
Club	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Indoor sport and recreation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Outdoor sport and recreation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code • Prescribed other development codes
Park	Exempt	
<i>Rural activities</i>		
No approved uses in the rural activity group		
<i>Other activities</i>		
Utility installation <i>if for a local utility.</i>	Exempt	

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Undefined uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 9 Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct table of assessment

NON-URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Residential activities</i>		
No approved uses in the residential activity group		
<i>Business activities</i>		
No approved uses in the business activity group		
<i>Industrial activities</i>		
No approved uses in the industrial activity group		
<i>Community activities</i>		
No approved uses in the community activity group		
<i>Sport and recreation activities</i>		
Park if for ecological protection and rehabilitation purposes only.	Exempt	
Park if not otherwise specified.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code
<i>Rural activities</i>		
No approved uses in the rural activity group		
<i>Other activities</i>		
Utility installation if for a local utility.	Exempt	
<i>Undefined uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

Table 10 Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct table of assessment

NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT TABLE OF ASSESSMENT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved use	Column 2 Level of assessment	Column 3 Assessment criteria
<i>Residential activities</i>		
No approved uses in the residential activity group		
<i>Business activities</i>		
No approved uses in the business activity group		
<i>Industrial activities</i>		
No approved uses in the industrial activity group		
<i>Community activities</i>		
No approved uses in the community activity group		
<i>Sport and recreation activities</i>		
Park	Exempt	
<i>Rural activities</i>		
Animal husbandry	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
Cropping	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
<i>Other activities</i>		
Utility installation <i>if for a local utility.</i>	Exempt	
<i>Undefined uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		

6.2 Other tables of assessment

Table 11 Reconfiguring a lot table of assessment

1. Schedule 18 of the <i>Sustainable Planning Regulation 2009</i> prevails over the assessment categories in Table 11 to the extent of any inconsistency.		
Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
Creating lots by subdividing another lot <i>where the Preliminary Approval applies to:</i> (a) <i>the Prescribed Area identified on Area A Development Plan Map 5 (Development)</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 11 to the extent of any inconsistency.

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
<p><i>Entitlements); or</i></p> <p>(b) <i>premises within the Prescribed Area identified on Area A Development Plan Map 5 (Development Entitlements), the subject of the Preliminary Approval.</i></p>		<ul style="list-style-type: none"> • Landscaping code • Nuisance code • Safety and security code • Stormwater management code • Transport and parking code • Works, services and infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
<p>Creating lots by subdividing another lot in the Prescribed Area identified on Area A Development Plan Map 5 (Development Entitlements), where not otherwise specified above.</p>	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
<p>Creating an easement for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.</p>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Transport and parking code • Works, services and infrastructure code
<p>Rearranging boundaries of a lot</p>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Landscaping code • Nuisance code • Stormwater management code • Transport and parking code • Works, services and infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

Table 12 Building work table of assessment

1. This table applies to building work not associated with a material change of use.

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
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Minor building work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
Minor building work where not otherwise specified.	Exempt	
Building work where associated with an approved material change of use.	Exempt	
Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
Building work not otherwise specified.	Self assessable ¹ or Code assessable where the applicable Use Code does not identify acceptable outcomes.	<ul style="list-style-type: none"> • Palmview structure plan area code • The Use Code applicable to the use for which the Building Work is to be undertaken • Transport and parking code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

Table 13 Operational work (other than placing an advertising device on premises) table of assessment

1. This table of assessment does not apply to excavation or filling associated with building work ²		
Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
Operational work where associated with an approved material change of use.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and

¹ Building work that is exempt or self-assessable under the Preliminary Approval may be assessable development under the *Building Regulation 2006* or other State legislation.

² The definition of building work in the Planning Act includes excavation or filling for, or incidental to, building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

1. This table of assessment does not apply to excavation or filling associated with building work ²		
Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
		Drainage Impacts on State Transport Infrastructure State Code
Operational Work where associated with an approved reconfiguring a lot.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
Operational Work (other than Excavation or Filling) where associated with the provision of the infrastructure identified on the structure plan maps.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
<p>Operational work (Excavation or Filling) where on land other than:-</p> <p>(a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on Area A Development Plan Map 2(a) (Flood Prone Land); or</p> <p>(b) an ecologically important area on Area A Development Plan Map 2(b) (Ecologically Important Areas).</p>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, Services and Infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
<p>Operational work (Excavation or Filling) where:-</p> <p>(a) on land identified as:-</p> <p>(i) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on Area A Development Plan Map 2(a) (Flood Prone Land); or</p> <p>(ii) an ecologically important area on Area A Development Plan Map 2(b) (Ecologically Important Areas); and</p> <p>(b) associated with the provision of the infrastructure identified on the structure plan maps.</p>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, Services and Infrastructure code • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

1. This table of assessment does not apply to excavation or filling associated with building work²

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
Operational work where not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme • Harmony State-Controlled Road Amenity Code • Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

Table 14 Operational work (where placing an advertising device on premises) table of assessment

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria
Placing an advertising device on premises if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) high-rise building sign; (iv) pylon identification sign; (v) roof top sign; (vi) sign written roof sign; (vii) three-dimensional sign; and (viii) not a third party sign.	Self-assessable	<ul style="list-style-type: none"> • Advertising devices code
Placing an advertising device on premises if not otherwise specified.	Code assessable	<ul style="list-style-type: none"> • Advertising devices code
Placing an advertising device on premises if for a third party sign.	Impact assessable	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme

Schedule 1 Prescribed Area Development Plan Maps

[insert revised Maps]

Schedule 2 Harmony State-Controlled Road Amenity Code

**Schedule 3 Harmony Stormwater and Drainage
Impacts on State Transport Infrastructure
State Code**