

Table 1.6.1 Building assessment provisions

Column 1 Building assessment matter addressed in the planning scheme	Column 2 Relevant section of the planning scheme
Flood hazard	
Identification of part of the planning scheme area as a natural hazard management area (flood).	Schedule 2 Flood hazard overlay maps (flooding and inundation area)
Identification of the level to which floor levels of habitable rooms of a building must be built.	Section 8.2.7 Flood hazard overlay code
Bushfire hazard	
Designation of part of the planning scheme area as a designated bushfire prone area for the BCA and the QDC.	Schedule 2 Bushfire hazard overlay maps (medium or high bushfire hazard areas or bushfire hazard area buffers)
QDC alternative provisions	
Alternative provisions to the QDC for boundary clearance (<i>setback</i>) and <i>site cover</i> provisions for a <i>dwelling house</i> or a class 10 building or structure located on the same lot as a <i>dwelling house</i> .	Section 9.3.6 Dwelling house code
Provisions about performance criteria 4 and 8 under parts 1.1 and 1.2 of the QDC for a <i>dwelling house</i> or a class 10 building or structure located on the same lot as a <i>dwelling house</i> .	Section 9.3.6 Dwelling house code
Additional water saving targets for a <i>dwelling house</i> located on a lot in a <i>non-urban zone</i> and reticulated water supply is not available.	Section 9.3.6 Dwelling house code
Amenity and aesthetics provisions	
Amenity and aesthetics provisions for a <i>dwelling house</i> or a class 10 building or structure located on the same lot as a <i>dwelling house</i> .	Section 9.3.6 Dwelling house code

Editor's note—a decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—in a development application, the applicant may request preliminary approval for building work. The decision on that development application is taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*.

1.7 Local government administrative matters

There are no local government administrative matters.

Part 5 Tables of Assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables of assessment

The tables of assessment identify the following:-

- (a) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (b) the level of assessment for development in:-
 - (i) a zone and, where used, a precinct of a zone;
 - (ii) a local plan and, where used, a precinct of a local plan; and
 - (iii) an overlay where used;
- (c) the assessment criteria for development, including:-
 - (i) whether a zone code or specific provisions in a zone code apply (shown in the "assessment criteria" column);
 - (ii) if there is a local plan, whether a local plan code or specific provisions in a local plan code apply (shown in the "assessment criteria" column);
 - (iii) if there is an overlay:-
 - (A) whether an overlay code applies (shown in **Table 5.10.1 (Overlays)**); and
 - (B) whether the assessment criteria as shown on the overlay map (noted in the "assessment criteria" column) applies;
 - (iv) any other applicable code(s) (shown in the "assessment criteria" column); and
- (d) any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or within the standard planning scheme provisions.

Editor's note—examples of a variation are *gross floor area*, *building height*, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining the level of assessment is:-

- (a) for a material change of use, establish the use by reference to the use definitions in **Schedule 1 (Definitions)**;
- (b) for all development, identify the following:-
 - (i) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**;
 - (ii) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**; and
 - (iii) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2 (Mapping)**;
- (c) determine if the development has a prescribed level of assessment, by reference to the tables in **section 5.4 (Prescribed levels of assessment)**;
- (d) if the development is not listed in the tables in **section 5.4 (Prescribed levels of assessment)**, determine the initial level of assessment by reference to the tables in **section 5.5 (Levels of assessment – material change of use)**, **section 5.6 (Levels of assessment – reconfiguring**

5.4 Prescribed levels of assessment

For the development specified in the "use", "zone" or "development" column the level of assessment is prescribed.

Table 5.4.1 Prescribed levels of assessment: material change of use

Use	Level of assessment	Assessment criteria
<i>Community residence</i>	Self assessable if in a residential zone or the Rural residential zone.	<ul style="list-style-type: none"> Section 9.2.1 (Community residence code)
<i>Cropping where forestry for wood production</i>	Self assessable if in the Rural zone.	<ul style="list-style-type: none"> Section 9.2.2 (Forestry for wood production code)
<i>Dwelling house</i>	Exempt if in a residential zone and identified in Schedule 4, table 2 of the Regulation.	

Table 5.4.2 Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation.	<ul style="list-style-type: none"> Section 9.2.3 (Reconfiguring a lot code (subdividing one lot into two lots) and associated operational work code).

Table 5.4.3 Prescribed levels of assessment: building work

Table not used.

Table 5.4.4 Prescribed levels of assessment: operational work

Development	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment Operational work associated with reconfiguring a lot if compliance assessment is required under Schedule 18 of the Regulation.	<ul style="list-style-type: none"> Section 9.2.3 (Reconfiguring a lot code (subdividing one lot into two lots) and associated operational work code).

Table 5.4.5 Prescribed levels of assessment: overlays

Table not used.

5.5 Levels of assessment – material change of use

The following tables identify the levels of assessment for development in a zone for making a material change of use.

Table 5.5.1 Low density residential zone

LOW DENSITY RESIDENTIAL ZONE			
Defined Use	Level of assessment	Assessment criteria	
Residential activities			
<i>Dual occupancy</i>	Self assessable if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Dual occupancy code 	
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme 	
<i>Dwelling house</i>	Self assessable	<ul style="list-style-type: none"> Dwelling house code 	
<i>Dwelling unit</i>	Code assessable	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Residential care facility</i>	Code assessable if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code 	<ul style="list-style-type: none"> Residential care facility and retirement facility code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme 	
<i>Retirement facility</i>	Code assessable if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code 	<ul style="list-style-type: none"> Residential care facility and retirement facility code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme 	
Business activities			
<i>Home based business</i>	Exempt if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .		
	Self assessable if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code 	
	Impact assessable if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme 	
<i>Sales office</i>	Self assessable	<ul style="list-style-type: none"> Sales office code 	
<i>Shop</i>	Code assessable if for a <i>corner store</i> .	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code 	<ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme. 	
Community activities			
<i>Community care centre</i>	Code assessable	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code 	<ul style="list-style-type: none"> Community activities code <i>Prescribed other development codes</i>
<i>Community use</i>	Exempt if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .		
	Impact assessable if	<ul style="list-style-type: none"> The planning scheme 	

LOW DENSITY RESIDENTIAL ZONE		
Defined Use	Level of assessment	Assessment criteria
	not otherwise specified.	
<i>Emergency services</i>	Code assessable	<ul style="list-style-type: none"> • Low density residential zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Exempt	
Other activities		
<i>Utility installation</i>	Exempt if for a <i>local utility</i> .	
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessable	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessable	<ul style="list-style-type: none"> • The planning scheme

HIGH DENSITY RESIDENTIAL ZONE		
Defined use	Level of assessment	Assessment criteria
	on behalf of the Council.	
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> • MediumHigh density residential zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> • High density residential zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Exempt	
Other activities		
Utility <u>installation</u>	Exempt if for a local utility.	
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessable	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessable	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.8 Local centre zone

LOCAL CENTRE ZONE		
Defined use	Level of assessment	Assessment criteria
Residential activities		
Caretaker's accommodation	Self assessable if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessable	<ul style="list-style-type: none"> DistrictLocal centre zone code Applicable local plan code Community residence code <i>Prescribed other development codes</i>
Dual occupancy	Code assessable if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessable	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessable if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rooming accommodation	Code assessable	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short-term accommodation	Code assessable	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Agricultural supplies store	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Bar	Code assessable if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Car wash	Code assessable if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Food and drink outlet	Self assessable if:- (a) in an existing building; (b) not incorporating a <i>drive-through facility</i> ; and (c) not for a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> Transport and parking code

5.9.5 Kawana Waters local plan

Table 5.9.5 Kawana Waters local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.7 (District centre zone). This table must be read in conjunction with Table 5.5.7.

Defined use	Level of assessment	Assessment criteria
DISTRICT CENTRE ZONE - PRECINCT KAW LPP- 1 (SOUTH OF POINT CARTWRIGHT DRIVE) AND PRECINCT KAW LPP- 2 (NORTH OF POINT CARTWRIGHT DRIVE)		
Business activities		
<i>Theatre</i>	Impact assessable if for a cinema.	<ul style="list-style-type: none"> The planning scheme
DISTRICT CENTRE ZONE - PRECINCT KAW LPP-3 (NICKLIN WAY NORTH, MINYAMA)		
Residential activities		
<i>Community residence</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Adult store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Agricultural supplies store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Bar</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Self assessable if for a pharmacy in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if for a pharmacy not in an existing building.	<ul style="list-style-type: none"> District centre zone code Kawana Waters local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Theatre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Service industry</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Place of worship</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Parking station</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme

Table 5.5.9 Low impact industry zone

LOW IMPACT INDUSTRY ZONE		
Defined use	Level of assessment	Assessment criteria
Residential activities		
Caretaker's accommodation	Self assessable if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Agricultural supplies store	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessable	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Food and drink outlet	Code assessable if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Self assessable if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Transport and parking code Industry uses code
	Code assessable if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Code assessable	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Theatre	Code assessable if for a film studio or music recording studio.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Code assessable	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Bulk landscape supplies	Code assessable	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Low impact industry	Self assessable if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ;and	<ul style="list-style-type: none"> Industry uses code Transport and parking code

Table 5.5.10 Medium impact industry zone

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Level of assessment	Assessment criteria
Residential activities		
Caretaker's accommodation	Self assessable if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Car wash	Code assessable	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Food and drink outlet	Code assessable if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Self assessable if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Transport and parking code Industry uses code
	Code assessable if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Code assessable	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Veterinary services	Code assessable	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Bulk landscape supplies	Code assessable	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Low impact industry	Self assessable if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Medium impact industry	Self assessable if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Medium impact industry zone code Industry uses code <i>Prescribed other</i>

Part 5

Table 5.5.11 High impact industry zone

HIGH IMPACT INDUSTRY ZONE		
Defined use	Level of assessment	Assessment criteria
Residential activities		
<i>Caretaker's accommodation</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
<i>Food and drink outlet</i>	Code assessable if having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Service station code Prescribed other development codes
Industrial activities		
<i>High impact industry</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
<i>Medium impact industry</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
<i>Transport depot</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Community activities		
<i>Crematorium</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Community activities code Prescribed other development codes
<i>Emergency services</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
<i>Park</i>	Exempt	
Other activities		
<i>Substation</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Utility code Prescribed other development codes
<i>Telecommunications facility</i>	Code assessable	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Telecommunications facility code Prescribed other development codes
<i>Utility installation</i>	Exempt if for a local utility.	
	Code assessable if:- (a) not for a local utility; (b) located on Council owned or controlled	<ul style="list-style-type: none"> High impact industry zone code Applicable local plan code Utility code Prescribed other development codes

5.9.8 Maroochydore/Kuluin local plan

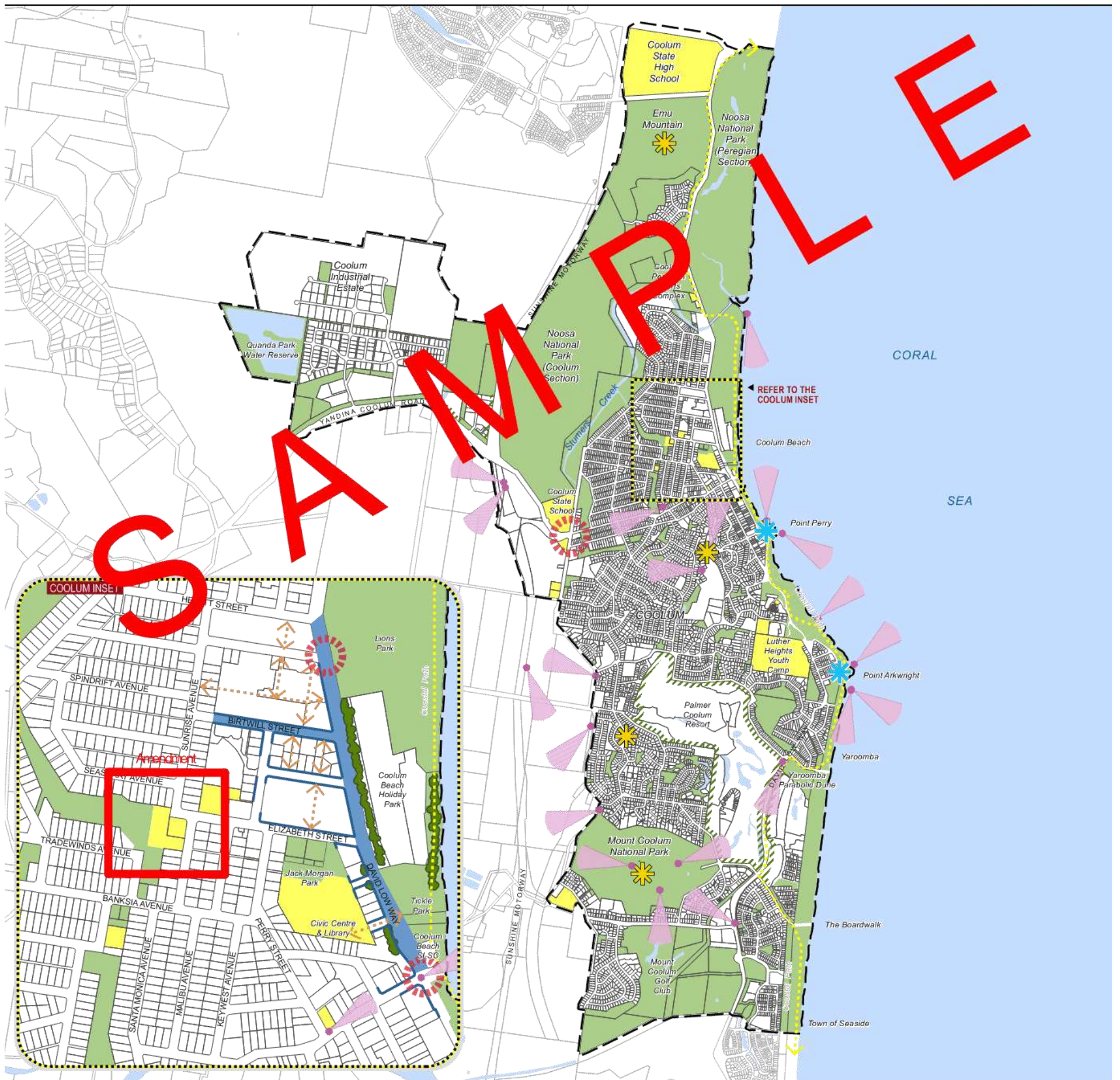
Table 5.9.8 Maroochydore/Kuluin local plan: material change of use

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

Defined use	Level of assessment	Assessment criteria
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAK LPP - 2 (WHARF STREET/MAUD STREET/SUGAR ROAD)		
Business activities		
Office	Code assessable if in an existing building.	<ul style="list-style-type: none"> Low density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code Landscape code Nuisance code Transport and parking code
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
HIGH DENSITY RESIDENTIAL ZONE – PRECINCT MAK LPP - 3 (MAUD STREET/SUGAR ROAD/WHARF STREET)		
Business activities		
Office	Code assessable	<ul style="list-style-type: none"> High density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>



Sunshine Coast Planning Scheme 2014 Coolum Local Plan Area



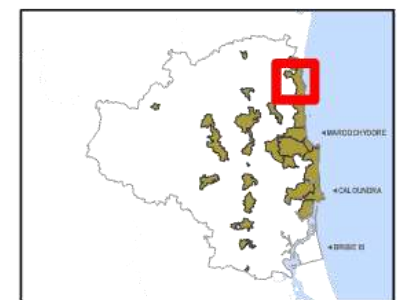
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Headland
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Coastal Path^{Note 4}



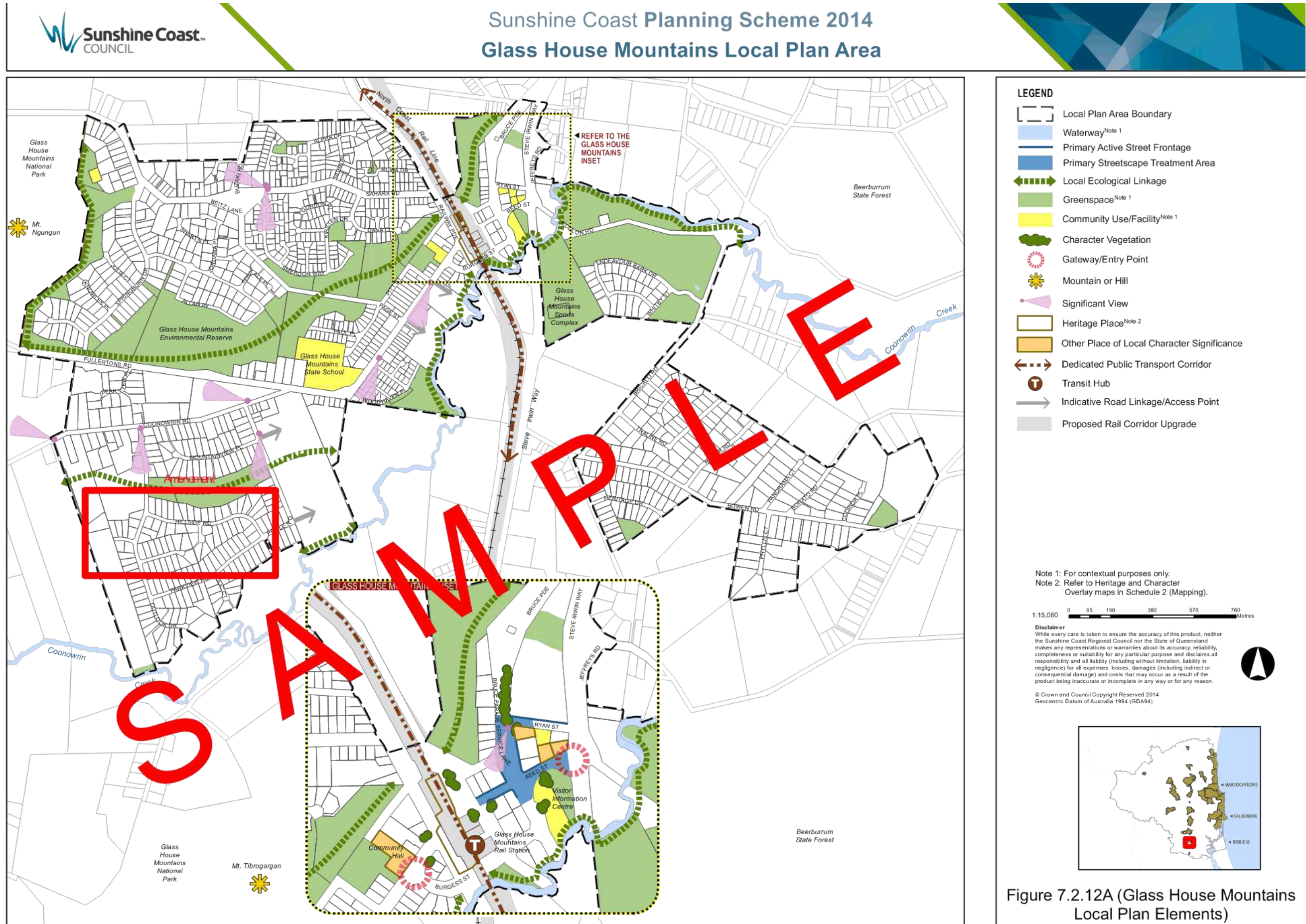
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Note 1: For contextual purposes only.
 Note 4: Indicative alignment, subject to further investigation in some areas.

Figure 7.2.8A (Coolum Local Plan Elements)



7.2.27.3 Purpose and overall outcomes

- (1) The purpose of the Yandina local plan code is to provide locally relevant planning provisions for the assessment of development within the Yandina local plan area.
- (2) The purpose of the Yandina local plan code will be achieved through the following overall outcomes:-
 - (a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.
 - (b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native *vegetation* areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.
 - (e) The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
 - (f) Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydhore to fulfil higher order business and industry needs.
 - (g) The "country town" feel, traditional built form, heritage and *streetscape* character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (h) Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.
 - (i) Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.
 - (j) Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.
 - (k) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.
 - (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
 - (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
 - (n) Development in the Medium density residential zone:-

8.2.4 Bushfire hazard overlay code^{14 15}

8.2.4.1 Application

This code applies to self assessable and assessable development:-

- (a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Designated bushfire areas for the purposes of the *Building Regulation 2006* (section 12) and the BCA are identified as medium **hazard** or high **bushfire** hazard areas **or bushfire hazard area buffers** on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**.

8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the Bushfire hazard overlay code will be achieved through the following overall outcomes:-
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) wherever practicable, community *infrastructure* essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
 - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (e) the loss of *vegetation* through inappropriately located development is minimised; and
 - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

8.2.4.3 Assessment criteria

Table 8.2.4.3.1 Criteria for self assessable development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A <i>dual occupancy</i> or <i>dwelling house</i> is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO1.1	Premises are connected to the reticulated water supply <i>infrastructure</i> network. OR Where there is no reticulated water supply, the premises has an on-site water volume of not less than 5,000 litres available for fire fighting purposes, provided in:-

¹⁴ Editor's note—the following elements referred to in this code are shown on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) medium and high bushfire hazard areas; and
- (b) bushfire hazard **area** buffer **areas**.

¹⁵ Editor's note—the **Planning scheme policy for the bushfire hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a bushfire hazard assessment and management plan.

Performance Outcomes		Acceptable Outcomes	
			<p>Where there is no reticulated water supply:-</p> <ul style="list-style-type: none"> (a) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and (b) the water supply dedicated to fire fighting purposes is sourced from:- <ul style="list-style-type: none"> (i) a separate tank; (ii) a reserve section in the bottom part of the main water supply tank; (iii) a swimming pool installed immediately upon construction of the development; or (iv) a permanent dam. <p>Note—due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the <i>site</i>, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.</p>
		AO9.2	<p>The water supply outlet for fire fighting purposes is:-</p> <ul style="list-style-type: none"> (a) located remote from any potential fire hazards, such as venting gas bottles; (b) provided with a pipe 50mm in diameter and fitted with a 50mm female camlock (standard rural fire brigade fitting); and (c) provided with a hardstand area within 6 metres of the outlet for fire vehicles.
		AO9.3	<p>The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.</p>
		AO9.4	<p>Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not more than 100 metres apart.</p>
Landscape Works in Bushfire Hazard Areas and Bushfire Hazard Area Buffers			
PO10	Development ensures that landscape treatment and species selection does not exacerbate potential bushfire hazard.	AO10.1	<p>Development provides for road verges and/or nature strips to be landscaped so as to form a swale drain for stormwater run-off with:-</p> <ul style="list-style-type: none"> (a) low form, non-fire promoting native vegetation; or (b) low form and sparsely planted vegetation. <p>Note—the Planning scheme policy for development works provides guidance on selection of non-fire promoting <i>vegetation</i> species.</p>
		AO10.2	<p>Development incorporates low form, non-fire promoting native <i>vegetation</i> on areas of the <i>site</i> that are adjacent to or abutting bushland.</p>

8.2.12 Scenic amenity overlay code^{45 46}

8.2.12.1 Application

This code applies to assessable development:-

- (a) subject to the scenic amenity overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Scenic amenity overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Sunshine Coast.
- (2) The purpose of the Scenic amenity overlay code will be achieved through the following overall outcomes:-
 - (a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-
 - (i) the scenic amenity values visible from scenic routes;
 - (ii) the regional inter-urban break which provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region;
 - (iii) the sub-regional inter-urban breaks which provide continuity of separation between urban communities within the Sunshine Coast and define individual communities as separate places within the sub-region; and
 - (iv) significant views and vistas⁴⁷.

8.2.12.3 Assessment criteria

Table 8.2.12.3.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
Scenic Routes			
PO1	Development does not detract from the visual amenity of a scenic route and:- <ul style="list-style-type: none"> (a) is visually unobtrusive, relative to its urban or non-urban setting and surroundings, when viewed from the scenic route; (b) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and (c) is low key, both visually and in scale, so as not to detract from the scenic amenity offered from the scenic route. 	AO1	Development on land adjoining a scenic route, as identified on a Scenic Amenity Overlay Map:- <ul style="list-style-type: none"> (a) retains existing <i>vegetation</i> and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route; (b) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and (c) minimises visual impacts on the scenic route in terms of:- <ul style="list-style-type: none"> (i) the scale, <i>building height</i> and <i>setback</i> of buildings;

⁴⁵ Editor's note—the following elements referred to in this code are identified on the Scenic Amenity Overlay Maps in **Schedule 2 (Mapping)**:-

(a) scenic routes; and
(b) the regional inter-urban break.

Sub-regional inter-urban breaks are identified on **Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)**.

⁴⁶ Editor's note—the **Planning scheme policy for the scenic amenity overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a visual impact assessment report.

⁴⁷ Editor's note—a local plan code may also contain requirements with respect to local view corridors and view lines.

Performance Outcomes		Acceptable Outcomes	
			space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated access, parking, landscape and <i>setback</i> requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	AO11.1	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m ² .
		AO11.2	The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:- (a) 90m ² where located on a lot in the Rural zone or Rural residential zone; and (b) 60m ² where located on a lot in another zone.
		AO11.3	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.
		AO11.4	At least 1 (one) car parking space, in addition to <u>the</u> requirement for the <i>dwelling house</i> , is provided for the <i>secondary dwelling</i> .
Filling or excavation			
PO12	Any <i>filling or excavation</i> associated with a <i>dwelling house</i> :- (a) sensitively responds to the slope	AO12	Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and

Part 9

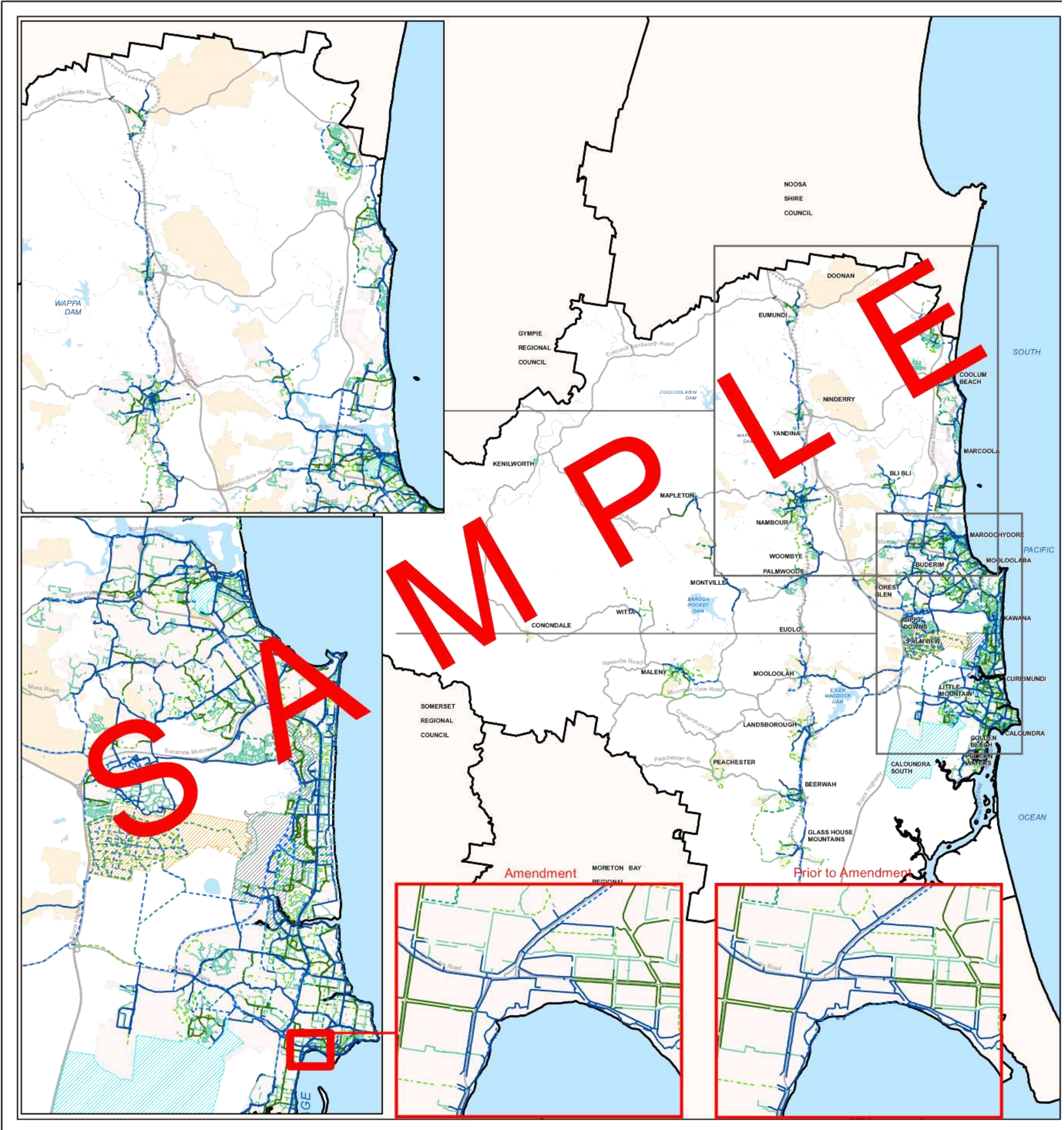
Performance Outcomes		Acceptable Outcomes	
	appreciation of staff and visitors; (b) integrates the development into the surrounding landscape; (c) effectively defines and screens <i>private open space</i> and service areas; and (d) protects the amenity of adjoining dwellings.		provided to each side and rear boundary that has residential uses adjoining.
Parking and Access			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the <i>sales office</i> and is appropriately designed to facilitate ease of use.	PAO6	A minimum of 2 (two) on-site car parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.
Public Convenience Facilities			
PO7	The <i>sales office</i> provides appropriate public convenience facilities for users of the <i>sales office</i> .	AO7	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.

Table 9.4.1.4.2 Specific requirements for types of advertising device

Column 1 Advertising device type	Column 2 Specific requirements
Wall or Facade Sign Types	
Business name plate	(a) is limited to one sign per business entry point; (b) is attached to a fence, wall or building face at street level; and (c) does not exceed a maximum <i>signface area</i> of 0.3m ² where in an <i>urban zone</i> or 0.6m ² where in a <i>non-urban zone</i> .
Facade sign	(a) does not obscure any window or architectural feature; (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project above or beyond the wall to which it is attached; and (d) is not more than 300mm thick.
Flush wall sign	(a) is erected only in a <i>centre zone</i> , the Specialised centre zone or an <i>industry zone</i> ; (b) does not obscure any window or architectural feature; (c) does not project beyond the edges of the wall to which it is attached; (d) does not exceed a maximum <i>signface area</i> of 18m ² ; (e) does not cover more than 50% of the visible area of the total surface area of the wall face; and (f) is not more than 300mm thick.
Hamper sign	(a) is limited to that area between the door head and the underside of the verandah or awning roof; (b) does not extend beyond the length of the building wall above the door head; and (c) is not more than 300mm thick.
Projecting sign	(a) is erected only in a <i>centre zone</i> , the Specialised centre zone or an <i>industry zone</i> ; (b) does not exceed a maximum <i>signface area</i> of 1m ² ; (c) does not project beyond any awning or verandah of the building to which it is attached; (d) does not project above the roofline of the building to which it is attached; and (e) is limited to a maximum of one sign per premises.
Stallboard sign	(a) is limited to the area below a street front window; (b) is designed such that the signface is recessed inside the stallboard facing; and (c) does not protrude onto a road such that it could injure or obstruct the passage of pedestrians.
Window sign	(a) is erected on a ground <i>storey</i> window only; (b) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be kept free of advertising.
Awning sign types	
Above awning sign	(a) is erected only in a <i>centre zone</i> , the Specialised centre zone or an <i>industry zone</i> ; (b) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (c) is of a size and form that is appropriate to the scale and character of building on which it is exhibited and the development within the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and Note—a streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.
Awning face sign	(a) has a <i>signface area</i> that is limited to the dimensions of the front or end awning face; and (b) is not more than 1000mm high.
Blind sign	(a) is contained within the outline of the blind; (b) is located at the ground <i>storey</i> only; (c) if fixed to an awning above a footway, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the blind; and



Sunshine Coast Planning Scheme 2014



2031 Strategic Network of Pedestrian and Cycle Links (Pathways)

- | | |
|---|---|
| <p>Existing Pathways</p> <ul style="list-style-type: none"> — Regional — District — Local <p>Future Pathways (Note 1)</p> <ul style="list-style-type: none"> - - - Regional - - - District - - - Local <p>Land Use Categories</p> <ul style="list-style-type: none"> Urban Area Rural Residential Area | <p>Other Elements</p> <ul style="list-style-type: none"> Local Government Area Boundary Declared Master Planned Area (see Part 10 - Other Plans) (Note 2) Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3) Priority Development Area (subject to the <i>Economic Development Act 2012</i>) Waterways and Waterbodies Major Road Railway |
|---|---|

Note 1 : Certain corridors on this map are subject to further investigation and potential change.
 Note 2 : Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.
 Note 3 : Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.

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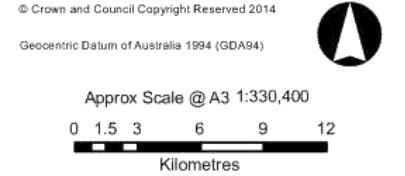


Figure 9.4.8B(i)

Schedule 1 Definitions

SC1.1 Use definitions

SC1.1.1 Defined uses

- (1) Use definitions have a specific meaning for the purposes of the planning scheme.
- (2) Any use not listed in column 1 of **Table SC1.1.2 (Use definitions)** is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in column 1 of **Table SC1.1.2 (Use definitions)** has the meaning set out beside that term in column 2.
- (4) Column 3 of **Table SC1.1.2 (Use definitions)** identifies examples of the types of activities which fall within the use identified in column 1.
- (5) Column 4 of **Table SC1.1.2 (Use definitions)** identifies examples of activities which do not fall within the use identified in column 1.
- (6) Columns 3 and 4 of **Table SC1.1.2 (Use definitions)** are not exhaustive lists.
- (7) Uses listed in columns 3 and 4 of **Table SC1.1.2 (Use definitions)** which are not listed in column 1 form part of the definition.
- (8) The use definitions listed here are the definitions used in the planning scheme.

Table SC1.1.1 Index of use definitions

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment Facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park • Parking station • Permanent plantation • Place of worship • Port services • Relocatable home park 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Schedule 1

Table SC1.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	<i>Shop</i> , newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:- <ul style="list-style-type: none"> the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or the sale or display of underwear or lingerie; or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		<i>Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery</i>
Air services	Premises used for any of the following:- <ul style="list-style-type: none"> the arrival and departure of aircraft; the housing, servicing, refuelling, maintenance and repair of aircraft; the assembly and dispersal of passengers or goods on or from an aircraft; any <i>ancillary</i> activities directly serving the needs of passengers and visitors to the use; associated training and education facilities; and <i>aviation facilities</i>. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or <i>vegetation</i> . The use includes <i>ancillary</i> yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock (including poultry), non-feedlot dairying	<i>Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries</i>
Animal keeping	Premises used for boarding, breeding or training of animals.	Aviaries, catteries, kennels, stables, wildlife refuges	<i>Aquaculture, cattle studs, domestic pets, feedlots, grazing of</i>

Schedule 1

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community residence	Any <i>dwelling</i> used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	<i>Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation</i>
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the <i>ancillary</i> preparation and provision of food and drink.	Public art gallery, community centre, community hall, library, museum	<i>Cinema, club, hotel, nightclub, entertainment facility, place of worship</i>
Crematorium	Premises used for the cremation or aquamation of bodies.		<i>Cemetery</i>
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the <i>site</i> and the <i>ancillary</i> repair and servicing of machinery used on the <i>site</i> .	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	<i>Permanent plantations, intensive horticulture, rural industry</i>
Dual occupancy	Premises containing two <i>dwellings</i> on one lot (whether or not attached) for separate <i>households</i> .	Duplex	<i>Dwelling house, multiple dwelling</i>
Dwelling house	A residential use of premises for one <i>household</i> that contains a single <i>dwelling</i> . The use includes out-buildings and works normally associated with a <i>dwelling house</i> and may include a <i>secondary dwelling</i> .		<i>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</i>
Dwelling unit	A single <i>dwelling</i> within premises containing non-residential use(s).	"Shop-top" apartment	<i>Caretaker's accommodation, dwelling house</i>
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	<i>Child care centre, home based child care, family day care</i>
Emergency services	Premises used by government bodies or community organisations to provide	State emergency service facility, ambulance station,	<i>Community use, hospital, residential care facility</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:-</p> <ul style="list-style-type: none"> • potential for significant impacts on <i>sensitive land uses</i> due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for significant offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates a significant demand on the local <i>infrastructure</i> network; • the use may involve night time and outdoor activities; • on-site controls are required for emissions and dangerous goods risks. 	thresholds).	<p>industry, research and technology industry, service industry, special industry</p>
Home based business	A <i>dwelling</i> used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based childcare, home based studio for creative industries	Hobby, office, shop, warehouse, transport depot
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation.</p> <p>The use may include <i>ancillary</i> accommodation for employees and <i>ancillary</i> activities directly serving the needs of patients and visitors.</p>		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by	Feedlots, piggeries, poultry and egg production (other than grazing of poultry)	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Schedule 1

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
			<i>care facility, retirement facility</i>
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.</p> <p><i>Nature-based tourism</i> activities typically:-</p> <ul style="list-style-type: none"> • maintain a nature based focus or product; • promote environmental awareness, education and conservation; • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	<i>Environment facility</i>
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on <i>site</i>.</p>		<i>Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall</i>
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:-</p> <ul style="list-style-type: none"> • business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation. 	Administration building, bank, real estate agent, town planning consultant	<i>Home based business, shop, outdoor sales</i>
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include <i>ancillary</i> repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	<i>Bulk landscape supplies, market</i>
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space</p>	Driving range, golf course, swimming pool, tennis courts, football ground,	<i>Major sport, recreation and entertainment facility, motor sport facility,</i>

Schedule 1

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more <i>households</i> where each resident:-</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms; • does not have a right to occupy the whole of the premises in which the rooms are situated; • may be provided with separate facilities for private use; • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:-</p> <ul style="list-style-type: none"> • rooms not in the same building on-site; or • provision of a food or other service; or • on-site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, <i>community residence, dwelling house, short-term accommodation, multiple dwelling</i>
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are <i>ancillary</i> to a rural use on or adjacent to the <i>site</i>.</p>	Packing shed	Intensive animal husbandry, <i>intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supplies store</i>
Rural workers accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers accommodation	<i>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwellings.</i>
Sales office	<p>The <i>temporary use</i> of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable <i>dwelling</i> or structure.</p>	Display dwelling	Bank, <i>office</i>
Service industry	Premises used for industrial activities that have no external	Audio visual equipment repair, film	<i>High impact industry, low impact industry,</i>

Schedule 1

SC1.1.3 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses - *low impact industry*, *medium impact industry*, *high impact industry* and *special industry* - listed in **Table SC1.1.2 (Use definitions)**.

Table SC1.1.3 Industry thresholds

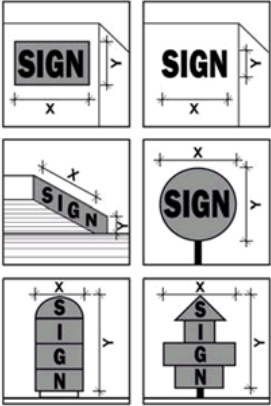
Column 1 Use	Column 2 Examples include
Low impact industry	<ul style="list-style-type: none"> Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; Repairing and servicing lawn mowers and outboard engines; Fitting and turning workshop; Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; Manufacturing wooden products involving cabinet making, joinery, wood working, where producing less than 500 tonnes per annum and where not involving spray painting or spraying of adhesives; and Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> Metal foundry producing less than 10 tonnes of metal castings per annum; Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; Concrete batching and producing concrete products; Dangerous goods storage facility not including the storage of toxic gases; Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; Enamelling workshop using less than 15,000 litres of enamel per annum; Galvanising works using less than 100 tonnes of zinc per annum; Anodising or electroplating workshop where tank area is less than 400 square metres; Powder coating workshop using less than 500 tonnes of coating per annum; Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum; Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum where including spray painting or spraying of adhesives; Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; Recycling and reprocessing batteries; Repairing or maintaining boats; Manufacturing substrate for mushroom growing; Manufacturing or processing plaster, producing less than 5000 tonnes per annum; Recycling or reprocessing tyres including retreading; Printing advertising material, magazines, newspapers, packaging and stationery; Distribution centre, contractors depot and storage yard; Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum; Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; Reconditioning metal or plastic drums;

Schedule 1

Column 1 Term	Column 2 Definition
	specified time period.
Average recurrence interval (ARI)	The average period between the recurrence of a storm event of a given rainfall intensity. The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space substantially below ground level where the ceiling height projects no more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:- (a) between different land uses; (b) from a major noise source; (c) from a conservation area or a public recreation area; or (d) from a <i>wetland</i> , <i>waterway</i> or <i>waterbody</i> .
Building height	Means:- (a) if specified in metres—the vertical distance between the <i>natural ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (b) if specified in <i>storeys</i> —the number of <i>storeys</i> above <i>natural ground level</i> ; or (c) if specified in both metres and <i>storeys</i> , both (a) and (b) apply.
Business activity Group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .
Camping ground	The use of premises being <i>tourist park</i> for pitching a tent for the purpose of providing short term accommodation to the travelling public. The use may include toilet and shower facilities for the convenience of visitors.
Caravan park	The use of premises being <i>tourist park</i> for the parking of caravans, motor homes, campervans, camper trailers and the like for the purpose of providing accommodation. The use may include:- (a) communal facilities for the exclusive use of occupants; (b) the use of camping areas and cabins for short term accommodation where they are <i>ancillary</i> to the provision of caravan sites; (c) any associated manager's residence and office; and (d) any amenity buildings, recreation and entertainment facilities that cater exclusively for the occupants of the <i>caravan park</i> .
Centre zone	Means each of the following zones:- (a) Principal centre zone; (b) Major centre zone; (c) District centre zone; and (d) Local centre zone.
Character building	A building within a character area that contributes to and reinforces the identified and predominant character of the area.

Column 1 Term	Column 2 Definition
	The term includes those buildings identified as <i>character buildings</i> in the significant statements for neighbourhood character areas in the Planning scheme policy for the Heritage and character areas overlay code .
Coastal-dependent development	Development that requires land adjoining the foreshore and access to tidal water to function, including:- (a) industrial and commercial facilities such as ports, harbours and navigation channels and facilities, erosion control structures and beach nourishment; and (b) tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.
Community activity group	The uses identified in Figure SC1.1.2D (Community activity group) as forming part of the <i>community activity group</i> .
Constructed water body	Any artificial <i>waterway</i> , including any artificial channel, lake or other body of water. The term includes a canal (being an artificial <i>waterway</i> connected, or intended to be connected to tidal water and from which boating access to the tidal water is not hindered by a lock, weir or similar structure) but does not include a sedimentation basin, stormwater drain (including of natural channel design), treatment wetland, water supply <i>infrastructure</i> or agricultural water body.
Corner store	The use of premises being <i>shop</i> for the display and retail sale of convenience goods to members of the public where the <i>gross leasable floor area</i> of the use is not more than 100m ² . The use may be combined with the use of the same premises for a <i>dwelling unit</i> .
Council	The Sunshine Coast Regional Council.
Defined flood event (DFE)	The event, measured in terms of the likelihood of occurrence, and associated inundation level adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure) of the Flood hazard overlay code. The <i>DFE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities, and mean sea level rise and a greater frequency of extreme weather events .
Defined storm tide event (DSTE)	The event, measured in terms of the likelihood of occurrence, and associated inundation level adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure) of the Flood hazard overlay code. The <i>DSTE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities, mean sea level rise and a greater frequency of extreme weather events.
Demand unit	A standard of unit measurement to express demand on a trunk <i>infrastructure</i> network.
Department store	A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale. Note—examples - David Jones, Myer.
Development Control Plan 1 Kawana Waters	<i>Development Control Plan 1 Kawana Waters</i> made under the repealed <i>Planning and Environment Act 1997</i> and which was in existence prior to the commencement of the planning scheme and includes all amendments to the <i>Development Control Plan 1 Kawana Waters</i> made pursuant to Section 857 (Development Control Plans under repealed LGP&E Act) of the <i>Sustainable Planning Act 2009</i> .
Development footprint	The location and extent of all development proposed on a <i>site</i> . This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Discount department store	A single self-contained retailing outlet with fast service checkout facilities offering a wide variety of goods and services generally of a non-food nature for sale.

Schedule 1

Column 1 Term	Column 2 Definition
	<p>area of the smallest rectangle that can wholly contain the <i>advertising device</i>, measured from the outside of the <i>advertising devices</i> frame; and</p> <p>(b) in the case of an <i>advertising device</i> that is painted on or otherwise affixed to a building or other structure, the area of the smallest rectangle that can wholly contain the <i>advertising device</i>, inclusive of any decorative lines, stripes, borders and architectural trims that immediately surround the device.</p> <p>Note—the figure below provides further guidance about the definition of <i>signface area</i>.</p> 
Site	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
Site cover	<p>The proportion of the <i>site</i> covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:-</p> <p>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;</p> <p>(b) <u>basement</u> car parking areas located wholly below ground level.</p> <p><u>Editor's note—For the purpose of determining compliance with assessment criteria for <i>site cover</i> and <i>setback</i>, development is deemed to comply with the assessment criteria if the development exceeds the assessment criteria only by reason of the inclusion of an <i>outermost projection</i> which is part of a building or structure that is:-</u></p> <ul style="list-style-type: none"> • <u>An eave of a roof; or</u> • <u>A sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.</u>
Slope	<p>Means:-</p> <p>(a) for the purpose of reconfiguring a lot:-</p> <p>(i) where the proposed lot is contained wholly within a single <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(ii) where a proposed lot is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the predominant <i>slope</i> of the <i>use area</i>, as follows:-</p> <p>(A) where the <i>use area</i> is contained within one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(B) where the <i>use area</i> is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> is the average of all predominant <i>slopes</i> of the <i>use area</i>.</p> <p>(b) for the purposes of building works or material change of use, the <i>slope</i> of the <i>use area</i> is that determined as follows:-</p> <p>(i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or</p> <p>(ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>.</p>

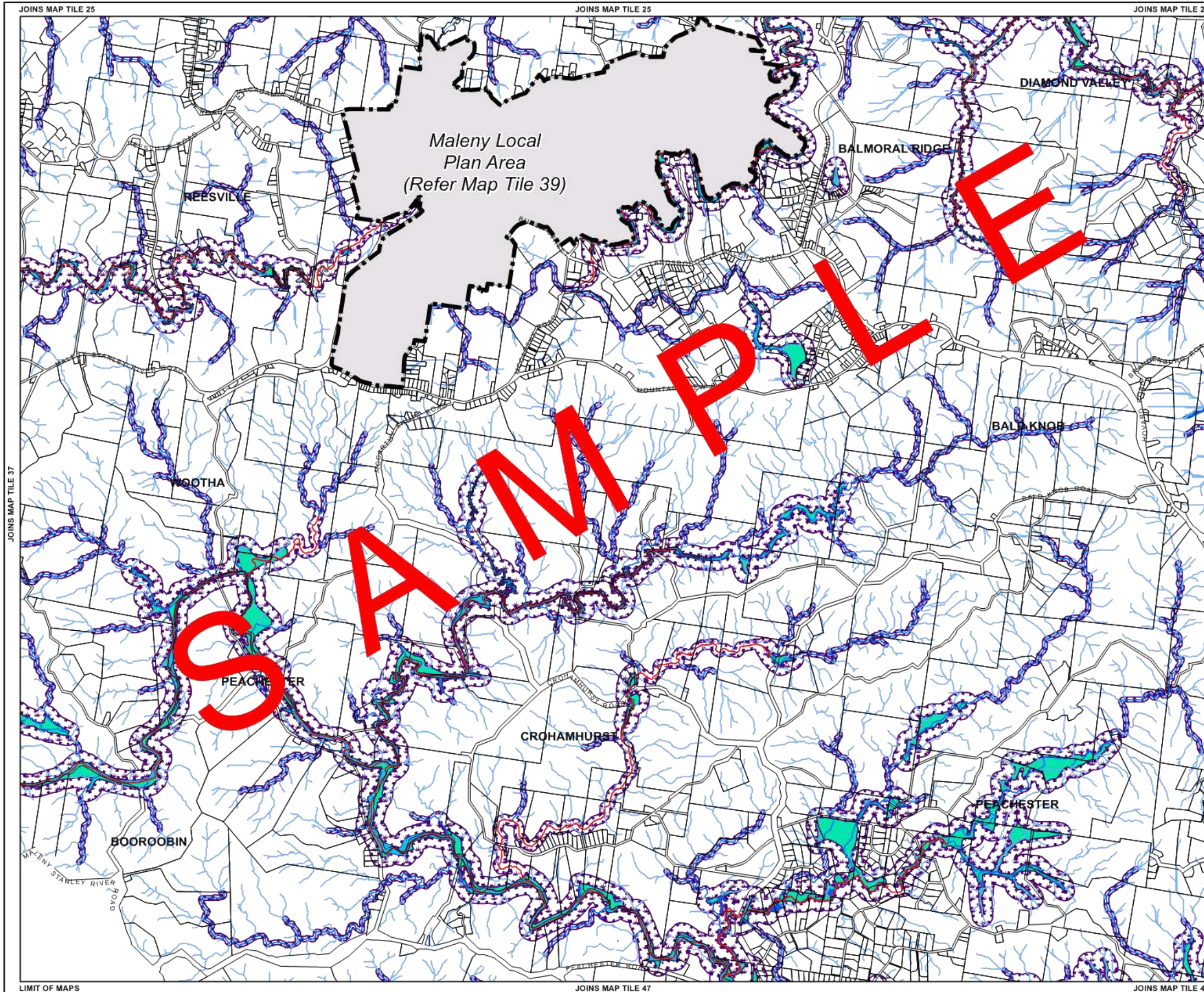
Schedule 1

Column 1 Term	Column 2 Definition
	<p>shown on a <i>slope analysis</i>, the <i>slope</i> is the average of all predominant <i>slopes</i> of the <i>use area</i>.</p> <p>(b) for the purposes of building works or material change of use, the <i>slope</i> of the <i>use area</i> is that determined as follows:-</p> <p>(i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or</p> <p>(ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>.</p> <p>For the purposes of this definition, predominant <i>slope</i> (%) = (x ÷ y) x 100 where:-</p> <ul style="list-style-type: none"> • 'x' is the vertical distance in metres between the highest point and the lowest point of the area, and • 'y' is the horizontal distance in metres measured in a straight line between the highest point and the lowest point of the area. <p>Where the area has more than one predominant <i>slope</i> e.g. a knoll or gully, the average of all predominant <i>slopes</i> applies.</p>
Slope analysis	<p>Means a diagram prepared by a licensed surveyor indicating the <i>slope</i> of the <i>site</i> based on one metre contour intervals using the following <i>slope</i> categories:-</p> <p>(a) up to 15%;</p> <p>(b) 15% or more but less than 20%;</p> <p>(c) 20% or more but less than 25%;</p> <p>(d) 25% or more.</p>
Sport and recreation activity group	The uses identified in Figure SC1.1.2E (Sport and recreation activity group) as forming part of the <i>sport and recreation activity group</i> .
State heritage place¹	A place of State cultural heritage significance as entered in the Queensland Heritage Register under the <i>Queensland Heritage Act 1992</i> .
Steep land	Land comprising <i>slopes</i> of 15% or greater.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:-</p> <p>(a) a lift shaft, stairway or meter room;</p> <p>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>(c) a combination of the above.</p> <p>A <i>mezzanine</i> is a <i>storey</i>.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a <i>storey</i>.</p> <p>A basement is not a storey.</p>
Storm tide inundation area	An area subject to storm tide inundation during the <i>defined storm tide event</i> .
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, <i>vegetation</i> , open spaces and street furniture.
Supermarket	<p>A single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale.</p> <p><i>Examples – Aldi, Coles, Foodstore, IGA, Woolworths.</i></p>
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of permanent buildings or the installation of permanent <i>infrastructure</i> or services.
Third party	An <i>advertising device</i> placed on premises for the purpose of advertising a matter

¹ Editor's note—*State heritage places* are shown on the Heritage and Character Areas Overlay Maps for information purposes only. Development involving a *State heritage place* is subject to the provisions of the *Queensland Heritage Act 1992*.



Sunshine Coast Planning Scheme 2014



Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay Amendment

- Waterways**
- Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
- Waterbodies**
- Natural Waterbodies
 - Constructed Waterbodies
- Wetlands**
- Wetlands
 - Ramsar Wetlands (indicative cadastral extent)
- Declared Fish Habitat Areas**
- Declared Fish Habitat Area (indicative cadastral extent)
- Riparian Areas**
- Riparian Protection Area
- Other Elements**
- Local Plan Area Boundary
 - Declared Master Planned Area (see Part 10 - Other Plans)
 - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
 - Priority Development Area (subject to the *Economic Development Act 2012*)
 - DCDB 28 January 2013 © State Government

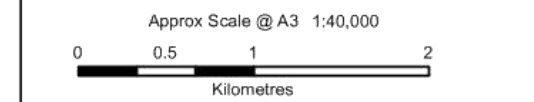
Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Maps may also contain Ecologically Important Areas, rare or threatened flora and fauna species or their supporting habitat. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlays provide a trigger for consideration of an overlay issue to be verified by further on-site investigations.

Note - In certain circumstances pre-existing development approvals may override the operation of an overlay.

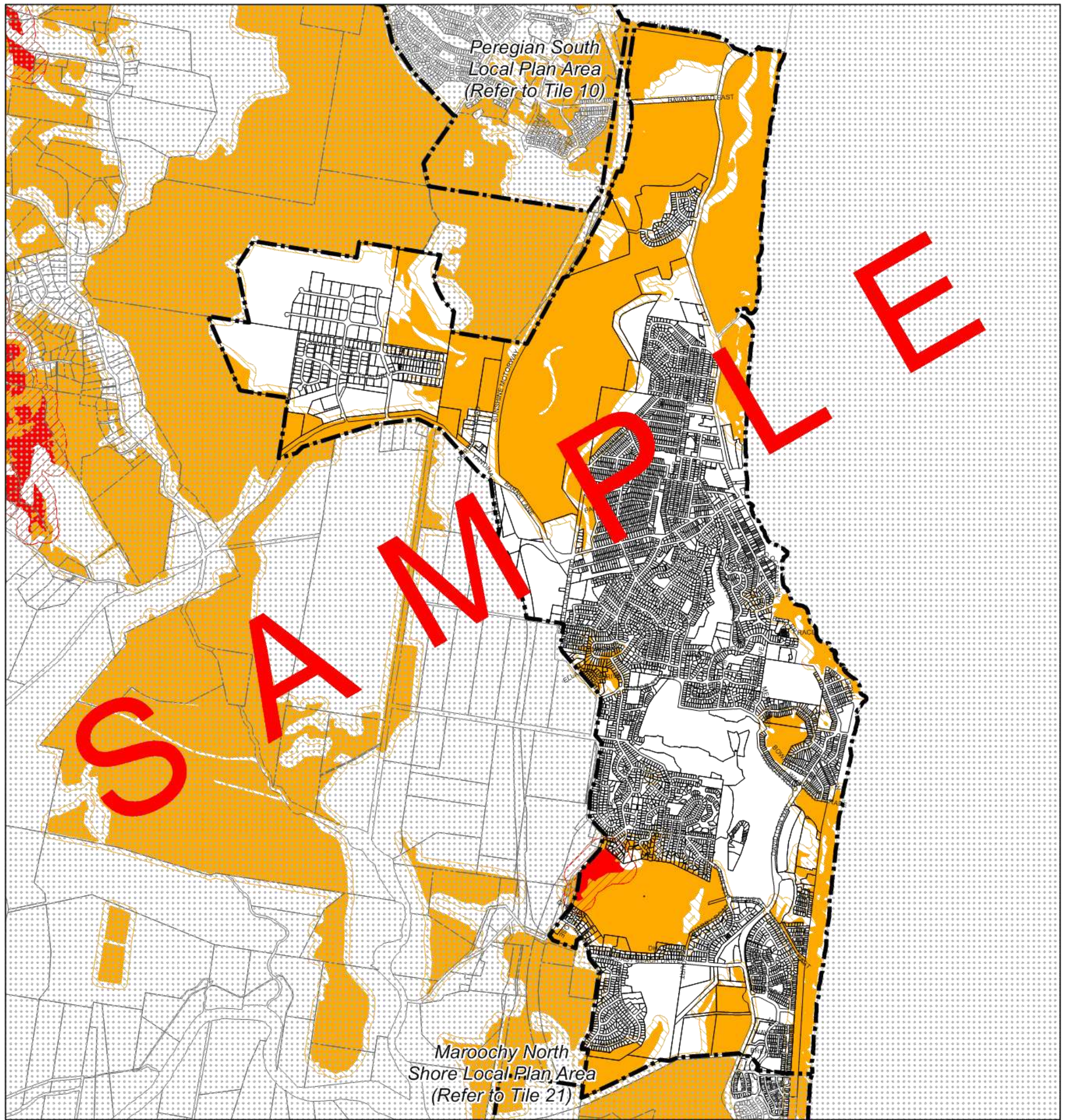
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Sunshine Coast Planning Scheme 2014 Coolum Local Plan Area



Bushfire Hazard Overlay Map Amendment

- Land Subject to Bushfire Hazard Overlay**
- Medium Bushfire Hazard Area
 - Medium Bushfire Hazard Area Buffer
 - High Bushfire Hazard Area
 - High Bushfire Hazard Area Buffer

Note – Overlays provide a trigger for consideration of an overlay issue to be verified by further on-site investigations.
Note – In certain circumstances pre-existing development approvals may override the operation of an overlay.

- Other Elements**
- Local Plan Area Boundary
 - Declared Master Planned Area (see Part 10 - Other Plans)
 - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
 - Priority Development Area (subject to the *Economic Development Act 2012*)
 - DCDB 28 January 2013 © State Government

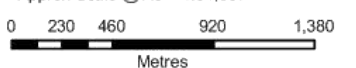
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Approx Scale @ A3 1:31,607



Overlay Map OVM 11 D