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Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of compatible land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The ~~levels of category of development and category of~~ assessment for development in a zone are in **Part 5 (Tables of assessment)**.
- (4) Assessment ~~criteria-benchmarks~~ for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code includes the following:-
 - (a) the purpose of the code; and
 - (b) the overall outcomes that achieve the purpose of the code.
- (8) The following are the zone codes for the planning scheme:-

Residential zones category

- (a) Low density residential zone code, including:-
 - (i) Precinct LDR1 (Protected Housing Area);
- (b) Medium density residential zone code;
- (c) High density residential zone code;
- (d) Tourist accommodation zone code;

Centre zones category

- (e) Principal centre zone code;
- (f) Major centre zone code;
- (g) District centre zone code;
- (h) Local centre zone code;

Industry zones category

- (i) Low impact industry zone code;
- (j) Medium impact industry zone code;
- (k) High impact industry zone code;
- (l) Waterfront and marine industry zone code;

Recreation zones category

- (m) Sport and recreation zone code;
- (n) Open space zone code;

Environmental zones category

- (o) Environmental management and conservation zone code;

Other zones category

- (p) Community facilities zone code;
- (q) Emerging community zone code;
- (r) Limited development (landscape residential) zone code;
- (s) Rural zone code, including:-
 - (i) Precinct RUR1 (Meridan Plains Extractive Resource Area);
- (t) Rural residential zone code;
- (u) Specialised centre zone code; and
- (v) Tourism zone code, including:-
 - (i) Precinct TOU1 (Australia Zoo);
 - (ii) Precinct TOU2 (Aussie World); and
 - (iii) Precinct TOU3 (Big Pineapple).

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Low density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide for predominantly low density, low rise residential activities on conventional sized urban residential lots. Whilst primarily intended to accommodate *dwelling houses*, *dual occupancies* may also be accommodated in appropriate locations along with other residential activities and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for an attractive, open and low density form of urban residential living;
 - (b) development provides for low density housing types, primarily in the form of *dwelling houses*;
 - (c) *dual occupancies* and limited other residential activities such as *residential care facilities* and *retirement facilities* may be established outside identified protected housing areas where their scale and operation is compatible with, and does not detract from, the residential character and amenity of the zone;
 - (d) *home based businesses* that integrate work and family and are compatible with local residential amenity are also encouraged to establish in the zone;
 - (e) development may provide for limited other non-residential activities such as *corner stores* and *child care centres* which:-
 - (i) directly support the day to day needs of the immediate residential community;
 - (ii) are of a small scale and low intensity;
 - (iii) are compatible with the local residential character and amenity of the area;
 - (iv) wherever possible, are co-located with other non-residential activities in the zone;
 - (v) are accessible to the population they serve and are located on the *major road* network rather than local residential streets; and
 - (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
 - (f) development provides for an efficient pattern of land use and infrastructure that:-
 - (i) creates walkable and legible residential neighbourhoods that integrate with *active transport* networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages public transport accessibility and use; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	(a) <i>Relocatable home park</i>
(b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(b) <i>Rooming accommodation</i>
(c) <i>Dwelling house</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling unit</i>	
(e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
(f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based activity)	None
(b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MAK LPP-3 – Maud Street/Sugar Road)	
(c) <i>Sales office</i>	
(d) <i>Shop</i> (where a <i>corner store</i>)	
Community activities	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(b) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (c) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Other activities	
<i>Utility installation</i> (where a <i>local utility</i>)	None

6.2.2 Medium density residential zone code

6.2.2.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Medium density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone code is to provide for low and medium density residential activities generally in a low rise format, predominantly comprising multi-unit residential uses predominately for permanent residents supported by community activities and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of low and medium density residential activities, predominantly for permanent living, including *dwelling houses, dual occupancies, multiple dwellings* (such as townhouses, terrace and row houses), *residential care facilities* and *retirement facilities*;
 - (b) other multi-unit residential activities such as *rooming accommodation, relocatable home parks* and *short-term accommodation* may also be established where their scale and operation is compatible with, and does not detract from, the existing and intended residential character and amenity of the zone;
 - (c) *home based businesses* that integrate work and family and are compatible with local residential amenity may also establish in the zone;
 - (d) development may provide for limited other non-residential activities which:-
 - (i) directly support the day to day needs of the immediate residential community;
 - (ii) are of a small scale and low intensity;
 - (iii) are compatible with the local residential character and amenity of the area;
 - (iv) wherever possible, are co-located with other non-residential activities in the zone;
 - (v) are accessible to the population they serve and are located on the *major road* network rather than local residential streets; and
 - (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
 - (e) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable and legible residential neighbourhoods that integrate with *active transport* networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (f) development provides for a range of lot sizes, including small residential lots in appropriate locations;
 - (g) development caters for a low rise built form;

- (h) development that is multi-storey ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
 - (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- (i) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (j) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (k) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (l) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (m) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (n) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (o) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (p) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (q) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.2.1 (Consistent uses and potentially consistent uses in the Medium density residential zone)** to occur in the Medium density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.2.1** to occur in the Medium density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.2.1** is an inconsistent use and is not intended to occur in the Medium density residential zone.

Table 6.2.2.1 Consistent uses and potentially consistent uses in the Medium density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	None
(b) <i>Dual occupancy</i>	
(c) <i>Dwelling house</i>	
(d) <i>Dwelling unit</i>	
(e) <i>Multiple dwelling</i>	
(f) <i>Relocatable home park</i>	
(g) <i>Residential care facility</i>	
(h) <i>Retirement facility</i>	
(i) <i>Rooming accommodation</i>	
(j) <i>Short-term accommodation</i>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Business activities	
(a) <i>Home based business (where other than a high impact home based business activity)</i> (b) <i>Sales office</i> (c) <i>Shop (where a corner store)</i>	None
Community activities	
(a) <i>Community care centre</i> (b) <i>Community use</i> (c) <i>Emergency services</i>	<i>Child care centre</i>
Sport and recreation activities	
<i>Park</i>	None
Other activities	
Utility installation (where a local utility)	None

6.2.3 High density residential zone code

6.2.3.1 Application

- (1) This code applies to assessable development:-
 - (a) within the High density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for medium and high density residential activities generally in a medium rise format, predominantly comprising multi-unit residential uses for permanent residents supported by community activities and small-scale services and facilities that cater for local residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of medium and high density residential activities including *multiple dwellings, short-term accommodation, rooming accommodation, residential care facilities and retirement facilities*;
 - (b) *home based businesses* that integrate work and family and are compatible with local residential amenity are also encouraged to establish in the zone;
 - (c) development may provide for limited other non-residential activities which:-
 - (i) directly support the day to day needs of the immediate residential community;
 - (ii) are of a small scale and low intensity;
 - (iii) are compatible with the local residential character and amenity of the area;
 - (iv) wherever possible, are co-located with other non-residential uses in the zone;
 - (v) are accessible to the population they serve and are located on the *major road* network rather than local residential streets; and
 - (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
 - (d) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable and legible residential neighbourhoods that integrate with *active transport* networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (e) development generally caters for a medium rise built form;
 - (f) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
 - (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (i) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (j) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (m) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (n) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.3.2.1 (Consistent uses and potentially consistent uses in the High density residential zone)** to occur in the High density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.3.2.1** to occur in the High density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.3.2.1** is an inconsistent use and is not intended to occur in the High density residential zone.

Table 6.2.3.2.1 Consistent uses and potentially consistent uses in the High density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i> (b) <i>Dwelling house</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Office</i> (where located in Maroochydore/Kuluin local plan area in Precinct MAK LPP-2 – Wharf Street) (f) <i>Residential care facility</i> (g) <i>Retirement facility</i> (h) <i>Rooming accommodation</i> (i) <i>Short-term accommodation</i>	<i>Dual occupancy</i>
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based business activity) (b) <i>Sales office</i> (c) <i>Shop</i> (where a <i>corner store</i>)	<i>Food and drink outlet</i>
Community activities	
(a) <i>Community care centre</i> (b) <i>Community use</i> (c) <i>Emergency services</i>	<i>Child care centre</i>
Sport and recreation activities	
<i>Park</i>	None
Other activities	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Utility installation (where a local utility)</i>	None

6.2.4 Tourist accommodation zone code

6.2.4.1 Application

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

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

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes* and *short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities* and *indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (b) where located outside a local plan area, development provides for:-
 - (i) residential activities to be limited to visitor accommodation only; and
 - (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;
 - (c) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (d) development generally caters for a medium rise built form;
 - (e) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-

¹ Editor's note—the *Sunshine Coast activity centre network* is described in **Section 3.4 (Economic development) of Part 3 (Strategic framework) Table SC1.2.3 of Schedule 1 (Definitions)**.

- (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- (f) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (g) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (h) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (i) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
- (i) a use listed as a consistent use in column 1 of **Table 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Tourist accommodation zone)** to occur in the Tourist accommodation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.4.2.1** to occur in the Tourist accommodation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

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

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i>	(a) <i>Nature-based tourism</i>
(b) <i>Community residence</i>	(b) <i>Rooming accommodation</i>
(c) <i>Dual occupancy</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling house</i>	
(e) <i>Dwelling unit</i>	
(f) <i>Multiple dwelling</i>	
(g) <i>Resort complex</i>	
(h) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Bar</i>	(a) <i>Nightclub entertainment facility</i>

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

6.2.5 Principal centre zone code

6.2.5.1 Application

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

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

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Principal centre zone code is to provide for the Maroochydore Principal Regional Activity Centre to be developed:-
 - (a) as the principal *regional activity centre* for the Sunshine Coast sub-region, characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, sub-tropical style; and
 - (b) in accordance with the Maroochydore Principal Regional Activity Centre Structure Plan for the Maroochydore Declared Master Planned Area.
- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Regional Activity Centre in an arrangement that produces mixed land use outcomes, supports public and *active transport* modes and creates a large number of jobs in a wide array of creative and successful enterprises;
 - (b) development recognises and reinforces the natural attributes of the Maroochydore Principal Regional Activity Centre by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with living on the coast;
 - (c) development provides for the establishment of a major community node incorporating cultural and performing arts, learning and public administration facilities in conjunction with civic spaces and public art to create a rich community heart that serves the needs of the communities of Maroochydore and the Sunshine Coast sub-region;
 - (d) development provides for the establishment of a diversity of in-centre housing, thus increasing the activity and vibrancy of the Maroochydore Principal Regional Activity Centre and offering high quality living environments that are close to public transport and everything the principal *regional activity centre* has to offer;
 - (e) development provides for the establishment of a highly permeable street network that is convenient, attractive and pedestrian friendly and that allows for effective vehicle movement and circulation;
 - (f) development provides for the establishment of the dedicated public transport corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as major elements of a multi-modal public transport system that provides high quality public transport access to the Maroochydore Principal Regional Activity Centre and connects Maroochydore to the regional public transport system;
 - (g) development provides for the establishment of strong linkages and connectivity between each of the precincts within the Maroochydore Principal Regional Activity Centre and in particular, the establishment of a walkable waterfront, public pedestrian promenade and other urban elements to create a connected, permeable principal *regional activity centre*;

- (h) development provides for approximately 4,000 additional *dwellings* to be developed in the Maroochydore Principal Regional Activity Centre; and
- (i) development in the Maroochydore Declared Master Planned Area is undertaken in accordance with the Maroochydore Principal Regional Activity Centre Structure Plan (see **Section 10.2 (Maroochydore Principal Regional Activity Centre Structure Plan)**).

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

6.2.6 Major centre zone code

6.2.6.1 Application

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

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

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to provide for Beerwah Town Centre, Caloundra Town Centre, Nambour Town Centre and Sippy Downs Town Centre to:-
 - (a) be developed as major *regional activity centres* for the Sunshine Coast, servicing a part of the sub-region and complementing the role of Maroochydore as the principal *regional activity centre* for the Sunshine Coast;
 - (b) accommodate a range of higher order business activities, entertainment activities, multi-unit residential activities and community activities in an active and vibrant mixed use environment; and
 - (c) have a scale and intensity of development that is commensurate with the role and function of a major *regional activity centre* as specified in the *Sunshine Coast activity centre network*² and the applicable local plan code.
- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
 - (a) major *regional activity centres* are developed as vibrant, mixed use places;
 - (b) development provides a range of higher order retailing, entertainment/catering, commercial, administrative and government services, and community and cultural facilities;
 - (c) a mix of medium and high density multi-unit residential activities are provided, generally in a mixed use format, that are complementary to the predominant non-residential activities and business functions of the zone;
 - (d) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*³ and does not undermine the role and function of Maroochydore as the principal *regional activity centre* for the Sunshine Coast sub-region;
 - (e) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the major *regional activity centre* in a local plan code;
 - (f) higher order shopping facilities in the form of a *department store* are not established in any major *regional activity centre*;
 - (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

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

³ Editor's note—the *Sunshine Coast activity centre network* is described in **Section 3.4 (Economic development) of Part 3 (Strategic framework)**.

- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the primary role of and focus of the zone as a major hub of economic and community activity;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating high quality *public open spaces* including town squares, civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)** to occur in the Major centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.6.2.1** to occur in the Major centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.6.2.1** is an inconsistent use and is not intended to occur in the Major centre zone.

Note—the Nambour local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Major centre zone in Local plan precinct NAM LPP-2 – Town centre frame. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct NAM LPP-2 – Town centre frame.

Note—the Sippy Downs local plan code includes a supplementary table of consistent and inconsistent uses for land included in the Major centre zone in Local plan precinct SID LPP-1 – Sippy Downs Town Centre. The

supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct SID LPP-1 – Sippy Downs Town Centre.

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store (where not located in an adult store sensitive use area)</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre (where not exceeding a gross leasable floor area of 300m²)</i> (i) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m²)</i> (j) <i>Health care services</i> (k) <i>Home based business (where other than a high impact home based business activity)</i> (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Nightclub entertainment facility (where located in a designated hospitality area)</i> (o) <i>Office</i> (p) <i>Sales office</i> (q) <i>Service station</i> (r) <i>Shop (other than a department store)</i> (s) <i>Shopping centre (other than where involving a department store)</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 300m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 300m²)</i> (c) <i>Nightclub entertainment facility (where not otherwise specified in column 1)</i> (d) <i>Tourist attraction</i>
Industrial activities	
<i>Service industry</i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre located on Council owned or controlled land)</i> (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility (where other than a freestanding tower)</i> (c) <i>Utility installation (where a local utility)</i>	None

6.2.7 District centre zone code

6.2.7.1 Application

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

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

6.2.7.2 Purpose and overall outcomes

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

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

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) district activity centres are developed as vibrant, mixed use places;
 - (b) development provides for a range of retail business activities that service the district level convenience needs of surrounding areas;
 - (c) in addition to retail business activities, development provides for a mix of other business activities including *food and drink outlets* (e.g. restaurants and dining facilities), *health care services*, *offices* and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*⁴ and the applicable local plan code, and does not undermine the role and function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the district activity centre in a local plan code;
 - (ii) not more than one *full line supermarket* to be established in any district activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, to not be established in any district activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

⁴ Editor's note—the *Sunshine Coast activity centre network* is described in ~~Section 3.4 (Economic development) of Part 3 (Strategic framework) Table SC1.2.3 of Schedule 1 (Definitions)~~.

- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating *public open spaces* including civic plazas and forecourts where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)** to occur in the District centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.7.2.1** to occur in the District centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.7.2.1** is an inconsistent use and is not intended to occur in the District centre zone.

Note—the Kawana Waters local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the District centre zone in Local plan precinct KAW LPP-3 – Nicklin Way North Minyama. The supplementary table is to be used in place of **Table 6.2.7.2.1** for development in Local plan precinct KAW LPP-3 – Nicklin Way North Minyama.

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

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

6.2.8 Local centre zone code

6.2.8.1 Application

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

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

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Local centre zone code is to provide for a range of activities that complement, but do not compete with, the role and function of higher order activity centres by meeting the convenience service needs of individual rural towns and villages or coastal urban neighbourhoods, and providing local employment opportunities.

Local centres are developed as well designed, safe and visually attractive local convenience centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) local activity centres are developed as vibrant, mixed use places;
 - (b) development provides for a limited range of retail business activities that service the local level convenience needs of residents and visitors in the immediate area;
 - (c) in addition to retail business activities, development provides for a mix of other activities including *food and drink outlets* (e.g. restaurants and dining facilities), *offices*, local *health care services*, and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dual occupancies*, *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*⁵ and the applicable local plan code and does not undermine the role or function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the activity centre in a local plan code;
 - (ii) a *full line supermarket* is established only in a local (full service) activity centre and not more than one *full line supermarket* is established in any local (full service) activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, are not established in any local activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, cycle, public transport and road transport networks and infrastructure;

⁵ Editor's note—the *Sunshine Coast activity centre network* is described in ~~Section 3.4 (Economic development) of Part 3 (Strategic framework) Table SC1.2.3 of Schedule 1 (Definitions)~~.

- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating *public open spaces* including civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development provides for *infrastructure* and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)** to occur in the Local centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.8.2.1** to occur in the Local centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.8.2.1** is an inconsistent use and is not intended to occur in the Local centre zone.

Note—the Nambour local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Local centre zone in Local plan precinct NAM LPP-3 – Nambour health hub. The supplementary table is to be used in place of **Table 6.2.8.2.1** for development in Local plan precinct NAM LPP-3 – Nambour health hub.

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Residential care facility</i> (b) <i>Retirement facility</i>
Business activities	
(a) <i>Agricultural supplies store</i> (b) <i>Bar</i> (where located in a local (full service) activity centre) (c) <i>Car wash</i> (where located in a local (full service) activity centre) (d) <i>Food and drink outlet</i> (other than where incorporating a <i>drive-through facility</i> or where for a <i>high volume convenience restaurant</i>) (e) <i>Function facility</i> (f) <i>Funeral parlour</i> (g) <i>Garden centre</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (h) <i>Hardware and trade supplies</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Health care services</i> (j) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (k) <i>Hotel</i> (where located in a local (full service) activity centre) (l) <i>Market</i> (m) <i>Office</i> (n) <i>Sales office</i> (o) <i>Service station</i> (where located in a local (full service) activity centre) (p) <i>Shop</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (q) <i>Shopping centre</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (r) <i>Veterinary services</i>	(a) <i>Bar</i> (other than as specified in column 1) (b) <i>Theatre</i> (other than a multiplex cinema)
Industrial activities	
(a) <i>Low impact industry</i> (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) <i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation</i> (where a <i>local utility</i>)	None

6.2.9 Low impact industry zone code

6.2.9.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Low impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Low impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Low impact industry zone code is to provide for a range of low impact industrial activities and other activities that are *ancillary* to or compatible with *low impact industry* activities and do not compromise the operation of industrial activities or the integrity of the Low impact industry zone.
- (2) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for low intensity industry activities, including *low impact industry, research and technology industry, service industry, transport depot* and *warehouse* uses;
 - (b) non-industrial activities, including *caretakers accommodation, small scale food and drink outlets* primarily servicing local employees, *agricultural supplies stores* and *service stations* may be established in the zone where they directly support or are compatible with the ongoing industrial use of the zone;
 - (c) other non-industrial activities which, although not *ancillary* to, are compatible with industrial activities, such as certain community activities and *indoor sport and recreation* activities, may also be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the Low impact industry zone;
 - (d) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (e) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (f) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (g) development is sympathetic to the existing and planned scale and character of the *streetscape* and surrounding development;
 - (h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (i) development ensures that industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and *sensitive land uses*;
 - (j) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (l) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.9.2.1 (Consistent uses and potentially consistent uses in the Low impact industry zone)** to occur in the Low impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.9.2.1** to occur in the Low impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.9.2.1** is an inconsistent use and is not intended to occur in the Low impact industry zone.

Table 6.2.9.2.1 Consistent uses and potentially consistent uses in the Low impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Agricultural supplies store</i> (b) <i>Car wash</i> (c) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m ²) (d) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (e) <i>Service station</i> (f) <i>Theatre</i> (where for a film studio or music recording studio) (g) <i>Veterinary services</i>	(a) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m ²) (b) <i>Funeral parlour</i> (c) <i>Sales office</i>
Industrial activities	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Research and technology industry</i> (d) <i>Service industry</i> (e) <i>Transport depot</i> (f) <i>Warehouse</i>	None
Community activities	
(a) <i>Community use</i> (where located on Council owned or controlled land and undertaken by or on behalf of the Council) (b) <i>Crematorium</i> (c) <i>Emergency services</i> (d) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where local utility)	None

6.2.10 Medium impact industry zone code

6.2.10.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Medium impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Medium impact industry zone code is to provide for a range of low and medium impact industrial activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the Medium impact industry zone.
- (2) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for low to medium intensity industrial activities, including *low impact industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse uses*;
 - (b) non-industrial activities, including *caretakers accommodation, small scale food and drink outlets* primarily servicing local employees, *service stations* and *veterinary services* may also be established in the zone where they directly support or are compatible with the ongoing industrial use of the zone;
 - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (d) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (f) development is sympathetic to the existing and planned scale and character of the *streetscape* and surrounding development;
 - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (h) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

- (k) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone)** to occur in the Medium impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.10.2.1** to occur in the Medium impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.10.2.1** is an inconsistent use and is not intended to occur in the Medium impact industry zone.

Table 6.2.10.2.1 Consistent uses and potentially consistent uses in the Medium impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Car wash</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m ²) (c) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (d) <i>Service station</i> (e) <i>Veterinary services</i>	(a) <i>Agricultural supplies store</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m ²) (c) <i>Sales office</i>
Industrial activities	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Medium impact industry</i> (d) <i>Research and technology industry</i> (e) <i>Service industry</i> (f) <i>Transport depot</i> (g) <i>Warehouse</i>	None
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Crematorium</i> (c) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i>)	None

6.2.11 High impact industry zone code

6.2.11.1 Application

- (1) This code applies to assessable development:-
 - (a) within the High impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone code is to provide for predominantly *medium impact industry* and *high impact industry* activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.
- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for high intensity industrial activities that have the potential to generate significant off-site impacts, including *medium impact industry* and *high impact industry* uses;
 - (b) non-industrial activities, including *caretakers accommodation, food and drink outlets* and *service stations* may also be established in the zone where they directly support the ongoing industrial use of the zone;
 - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (d) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses;
 - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (f) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (g) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (j) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
 - (k) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths,

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (m) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (n) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.11.2.1 (Consistent uses and potentially consistent uses in the High impact industry zone)** to occur in the High impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.11.2.1** to occur in the High impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.11.2.1** is an inconsistent use and is not intended to occur in the High impact industry zone.

Table 6.2.11.2.1 Consistent uses and potentially consistent uses in the High impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet (where having a gross leasable floor area not exceeding 100m²)</i>	<i>Sales office</i>
(b) <i>Service station</i>	
Industrial activities	
(a) <i>High impact industry</i>	<i>Research and technology industry</i>
(b) <i>Medium impact industry</i>	
(c) <i>Transport depot</i>	
Community activities	
(a) <i>Crematorium</i>	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i>	None
(b) <i>Telecommunications facility</i>	
(c) <i>Utility installation</i>	

6.2.12 Waterfront and marine industry zone code

6.2.12.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Waterfront and marine industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Waterfront and marine industry zone code is to provide a dedicated area for the establishment of waterfront and *marine industry* activities as well as a limited range of non-industrial activities that are complementary to and support waterfront and *marine industry*.

In particular, the Waterfront and marine industry zone code is to provide support to the local seafood processing industry and those components of the local tourism industry that rely upon access to marine services and infrastructure or the scenic qualities of the waterfront.

- (2) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:-
 - (a) the waterfront and marine industry zone is predominantly used for *marine industry* activities, including marine and maritime service providers and marine vessel maintenance operations, in conjunction with *medium impact industry* activities involving seafood processing;
 - (b) other activities including *caretaker's accommodation, food and drink outlets* and certain community and tourist activities may also be established in the zone where they require access to a navigable waterway or provide support or complementary services to *marine industry* activities or the seafood processing industry;
 - (c) existing and planned *marine industry* uses are protected from the intrusion of uses that do not require a waterfront location or which are incompatible with the primary use of premises for *marine industry* or seafood processing;
 - (d) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (e) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (f) development ensures that uses and works for *marine industry* activities or other activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (g) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (h) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (i) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths,

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (j) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (l) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.12.2.1 (Consistent uses and potentially consistent uses in the Waterfront and marine industry zone)** to occur in the Waterfront and marine industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.12.2.1** to occur in the Waterfront and marine industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.12.2.1** is an inconsistent use and is not intended to occur in the Waterfront and marine industry zone.

Table 6.2.12.2.1 Consistent uses and potentially consistent uses in the Waterfront and marine industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet</i> (where not involving a <i>drive-through facility</i> or <i>high volume convenience restaurant</i>)	(a) <i>Sales office</i> (b) <i>Shop</i>
(b) <i>Service station</i> (where for fuelling marine craft)	
Industrial activities	
(a) <i>Marine industry</i>	None
(b) <i>Medium impact industry</i> (where involving seafood processing)	
Community activities	
(a) <i>Community use</i>	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Port services</i>	None
(b) <i>Telecommunications facility</i> (where other than a freestanding tower)	
(c) <i>Utility installation</i> (where a <i>local utility</i>)	

6.2.13 Sport and recreation zone code

6.2.13.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Sport and recreation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Sport and recreation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities.
- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of sport and recreation activities that meet the active recreation needs of residents and visitors including *indoor sport and recreation, outdoor sport and recreation* and *park* uses;
 - (b) the zone predominantly accommodates formalised recreation activities that support organised team and individual sports and recreation pursuits including sporting fields, golf courses, outdoor courts, indoor sports centres, public swimming pools, equestrian facilities, and active leisure facilities;
 - (c) *ancillary* uses and facilities that support the predominant recreation activities including *caretaker's accommodation, clubs, certain community activities, function facilities, amenities blocks, kiosks, shelters, spectator stands and lighting infrastructure* may be established in the zone where they support the ongoing safe, comfortable and efficient operation of sport and recreation activities;
 - (d) sport and recreation open space may also be used for temporary or periodic uses, such as *markets* or outdoor entertainment events, where these uses are of a scale that can reasonably be accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area;
 - (e) the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged;
 - (f) areas used for recreation activities complement, and where practicable, are connected to other parts of the broader regional open space network including land in the Open space zone and the Environmental management and conservation zone;
 - (g) existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the sport and recreation open space for organised sport and recreation activities;
 - (h) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (i) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;
 - (j) sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;

- (k) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (l) development protects and enhances the open space character and amenity of sport and recreation areas;
- (m) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (n) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (o) development encourages public and *active transport* accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas;
- (p) development provides for *infrastructure* and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone;
- (q) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (r) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone)** to occur in the Sport and recreation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.13.2.1** to occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matter as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.13.2.1** is an inconsistent use and is not intended to occur in the Sport and recreation zone.

Table 6.2.13.2.1 Consistent uses and potentially consistent uses in the Sport and recreation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Short-term accommodation</i> (where located on Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli or on <i>Council</i> owned or controlled land and conducted in association with a sport and recreation use on the same site)	<i>Short term accommodation</i> (where other than as specified in column 1)
Business activities	
(a) <i>Food and drink outlet</i> (where on <i>Council</i> owned or controlled land, conducted in association with an open space or sport and recreation use on the same site and having a <i>gross leasable floor area</i> not exceeding 100m ²) (b) <i>Market</i>	(a) <i>Food and drink outlet</i> (where other than as specified in column 1) (b) <i>Function facility</i>
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (d) <i>Outdoor sport and recreation</i>	<i>Motor sport facility</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(e) <i>Park</i>	
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.14 Open space zone code

6.2.14.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Open space zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Open space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Open space zone code is to provide open space and *park* functions and those uses which are associated with the safe and comfortable public use of those areas. The zone may also accommodate open space required for drainage or amenity purposes. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and *infrastructure* to support safe access and essential management.
- (2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-
 - (a) development predominantly provides for *parks* and other small scale and low intensity recreation activities that primarily cater for the informal active recreation needs of residents and visitors;
 - (b) limited other uses which are *ancillary* to and support the use and enjoyment of open space may also be established in the zone;
 - (c) open space may be also used for temporary or periodic uses, such as *markets* or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area and the recreational capacity of *parks*;
 - (d) existing and planned open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of the open space for small scale and low intensity recreation activities;
 - (e) where practicable, areas of open space are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone;
 - (f) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (g) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;
 - (h) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (i) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (j) development protects and enhances the informal character and amenity of open space;
 - (k) development avoids any adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas;
- (n) development provides for *infrastructure* and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone)** to occur in the Open space zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.14.2.1** to occur in the Open space zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.14.2.1** is an inconsistent use and is not intended to occur in the Open space zone.

Table 6.2.14.2.1 Consistent uses and potentially consistent uses in the Open space zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet</i> (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same <i>site</i> and having a <i>gross leasable floor area</i> not exceeding 100m ²)	<i>Food and drink outlet</i> (where other than as specified in column 1)
(b) <i>Market</i>	
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
(a) <i>Outdoor sport and recreation</i> (where located on <i>Council</i> owned or controlled land, undertaken by or on behalf of the <i>Council</i> or a <i>not-for-profit organisation</i> and the <i>gross floor area</i> of any building associated with the use does not exceed 150m ²)	<i>Outdoor sport and recreation</i> (where other than as specified in column 1)
(b) <i>Park</i>	
Other activities	
(a) <i>Environment facility</i> (where located on <i>Council</i> owned or controlled land, undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

6.2.15 Environmental management and conservation zone code

6.2.15.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Environmental management and conservation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection and rehabilitation of land to maintain biodiversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
 - (a) areas identified as having natural environmental values in terms of biological diversity, water catchment management, ecological functioning, beach protection or coastal management, and/or historical or cultural significance are:-
 - (i) protected for their importance in contributing to ecological sustainability; and
 - (ii) appropriately managed to the general exclusion of most forms of development;
 - (b) *parks, environmental facilities* and associated activities may be established in the zone where such development:-
 - (i) supports environmental values and provides opportunities for appreciation or study of those values;
 - (ii) promotes *nature-based tourism* activities and other low intensity, low key activities that are compatible with and have a direct connection to the protection of the environmental values; and
 - (iii) provides opportunities for recreational pursuits that have a direct connection with, and are consistent with the protection and appreciation of, the environmental values;
 - (c) low impact *utility installations* may also be established where such activities are:-
 - (i) unable to practicably be located elsewhere;
 - (ii) compatible with the primary use of the Environmental management and conservation zone for environmental protection and rehabilitation activities; and
 - (iii) located, designed and operated to avoid any adverse impacts on ecological systems and processes;
 - (d) development is located, designed and managed so as to:-
 - (i) conserve *ecologically important areas* and the other natural features of the *site* and the setting;
 - (ii) maintain the scenic value and visual quality of the area, particularly prominent ridgelines, escarpments, significant landmarks, important view corridors and vistas;
 - (iii) be sympathetic and respectful to places of cultural significance;
 - (iv) minimise excavation and filling and other changes to landform;
 - (v) minimise soil erosion, landslip and siltation of waterways and achieve *best practice* catchment management practices;
 - (vi) maintain the safety of people, buildings, *infrastructure* and works;
 - (vii) where effluent treatment is required, provide for the sustainable on-site treatment and disposal of effluent; and

- (viii) wherever possible, utilise existing cleared and degraded areas for the placement of buildings and related works;
- (e) development provides for *infrastructure* and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone;
- (f) development does not adversely impact on existing or planned future *infrastructure*; and
- (g) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.15.2.1 (Consistent uses and potentially consistent uses in the Environmental management and conservation zone)** to occur in the Environmental management and conservation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.15.2.1** to occur in the Environmental management and conservation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.15.2.1** is an inconsistent use and is not intended to occur in the Environmental management and conservation zone.

Table 6.2.15.2.1 Consistent uses and potentially consistent uses in the Environmental management and conservation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Sport and recreation activities</i>	
<i>Park</i>	<i>Outdoor sport and recreation</i> (where for low impact activities)
<i>Other activities</i>	
(a) <i>Environment facility</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

6.2.16 Community facilities zone code

6.2.16.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Community facilities zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code is to:-
 - (a) provide for a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health or *infrastructure* related needs of the Sunshine Coast's existing and future communities; and
 - (b) provide for the effective operation of, and public accessibility to, community related activities.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) development caters predominantly for specified uses, facilities and works which include:-
 - (i) land used, owned or operated by Federal, State or local government for purposes such as *air services, cemeteries, community uses, educational establishments, emergency services, hospitals, utility installations and transport networks*;
 - (ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or *site* characteristics are best managed in a use-specific land use allocation; or
 - (iii) private community services and facilities including *educational establishments, places of worship, private hospitals and tourist parks*;
 - (b) a limited range of allied and compatible uses are provided to fulfil *ancillary* functions required for community facilities to function effectively;
 - (c) community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;
 - (d) development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a scale, appearance and intensity that is compatible with existing and intended development in adjacent zones;
 - (e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;
 - (f) existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new community facilities;
 - (g) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*,

including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (k) development is provided with a level of *infrastructure* and essential services that is commensurate with the location, nature, scale and intensity of the use; and
- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Community facilities zone owing to the significant variations in the range of activities that may be considered appropriate to establish on a particular *site* or area included in the zone.

6.2.17 Emerging community zone code

6.2.17.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Emerging community zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone code is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities which:-
 - (a) are well integrated with existing communities;
 - (b) deliver *affordable living* opportunities;
 - (c) provide an appropriate mix and arrangement of activities; and
 - (d) provide a *best practice* benchmark for ecological sustainability and the implementation of environmental enhancement and rehabilitation programs.
- (2) The purpose of Emerging community zone code will be achieved through the following overall outcomes:-
 - (a) prior to the granting of any development approval or master plan approval for *urban purposes*:-
 - (i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of the land to be used for *urban purposes* is not compromised; and
 - (ii) the sporadic or premature creation of additional lots is avoided;
 - (b) development in the Palmview Declared Master Planned Area is undertaken in accordance with the Palmview Structure Plan (see **Section 10.3 (Palmview Structure Plan)**); and
 - (c) development in other areas not subject to **Part 10 (Other plans)** is undertaken in accordance with a plan of development that appropriately addresses the matters identified below, and which is implemented via a preliminary-variation approval pursuant to section 242 of the Act or an amendment to the planning scheme:-
 - (i) development reflects any specific intent statements and local structure planning elements for the area identified in a local plan code;
 - (ii) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (iii) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (iv) the scale, density and layout of development facilitates an efficient land use pattern that:-
 - (A) is well connected to other parts of the urban fabric and planned future development;
 - (B) supports walkable neighbourhoods that are well connected to employment nodes, activity centres, open space and recreational areas, community facilities, health and education opportunities;
 - (C) encourages active and public transport accessibility and use; and

- (D) maximises the efficient extension and safe operation of *infrastructure*;
- (v) an appropriate mix of land uses and housing types is provided;
- (vi) a sense of character and community inclusion is promoted;
- (vii) a high level of residential amenity, personal health and safety, and protection for property is provided;
- (viii) development provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to neighbourhoods and other areas;
- (ix) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the use of water and energy;
- (x) development does not interfere with the existing or ongoing use of adjoining rural land for productive agricultural purposes;
- (xi) development occurs in a logical sequence and facilitates the efficient and timely provision of *infrastructure* and services prior to, or in conjunction with, the first stages of development;
- (xii) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure; and
- (xiii) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur in accordance with a master plan. An approved plan of development may provide for a range of uses as appropriate to the *site* or area.

6.2.18 Limited development (landscape residential) zone code

6.2.18.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Limited development (landscape residential) zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Limited development (landscape residential) zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Limited development (landscape residential) zone code is to ensure land which is located in an urban or rural residential setting but which has been determined to be unsuitable for *urban purposes* due to the presence of one or more of the following constraints:-

- (a) flooding;
- (b) *ecologically important areas*;
- (c) *steep land* or landslide hazard;
- (d) access limitations; and
- (e) an amenity deficiency caused by proximity to a major transport corridor or facility;

is appropriately developed having regard to the constraints of the *site*. Such constraints pose severe restrictions on the ability of the land to be developed for urban or rural residential purposes.

- (2) The purpose of the Limited development (landscape residential) zone will be achieved through the following overall outcomes:-
 - (a) development provides for a very limited range of activities that are of a low intensity, generally non-urban nature and compatible with the nature of the constraints present on the land;
 - (b) *dwelling houses* may be established in the zone only where a suitable building *site* can be identified which maintains the safety of people, buildings and works, having regard to the physical constraints of the land;
 - (c) *home based businesses* that integrate work and family and are compatible with local residential amenity may also establish in the zone in conjunction with a *dwelling house*;
 - (d) development does not result in the creation of any additional lots to those existing at the commencement of the planning scheme;
 - (e) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (f) development avoids adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (g) development provides for *infrastructure* and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone;
 - (h) development does not adversely impact on existing or planned future *infrastructure*; and
 - (i) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.18.2.1 (Consistent uses and potentially consistent uses in the Limited development (landscape**

- residential) zone)** to occur in the Limited development (landscape residential) zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.18.2.1** to occur in the Limited development (landscape residential) zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.18.2.1** is an inconsistent use and is not intended to occur in the Limited development (landscape residential) zone.

Table 6.2.18.2.1 Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Dwelling house</i>	None
Business activities	
<i>Home based business (where other than a high impact home based business activity)</i>	None
Community activities	
<i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
None	(a) <i>Animal husbandry</i> (b) <i>Cropping (other than forestry for wood production)</i>
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.19 Rural zone code

6.2.19.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Rural zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a wide range of rural activities including *animal husbandry, aquaculture, cropping, intensive horticulture, roadside stalls, rural industries, wholesale nurseries and wineries*;
 - (b) more intensive rural activities including *animal keeping, intensive animal industry and extractive industry* may also be established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (c) permanent residential accommodation is limited to *dwelling houses* on existing lots. Temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may also be established in the zone;
 - (d) *home based business* may be established in the zone where the nature, scale and intensity of the activity is compatible with the character and amenity of the surrounding locality;
 - (e) other non-rural activities that are compatible with a rural setting and support rural enterprise or tourism are also encouraged where they do not compromise the use of the land for rural activities;
 - (f) non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation;
 - (g) intensive rural activities are not located adjacent to *sensitive land uses*, and are designed and operated to maintain the rural character and amenity of the zone;
 - (h) existing community title settlements established in the zone, such as Crystal Waters Eco-village, continue to provide for self-contained or semi-self-contained community living based on sustainability principles. These settlements are generally not expanded other than to provide for *ancillary* and small scale agricultural, employment, education and commercial functions that directly support the community and assist sustainability;
 - (i) existing rural service nodes accommodating non-rural activities are recognised but are generally not expanded other than for the purposes of development which is consistent with the intent of the Rural zone and is otherwise compatible with the function of the particular service node;
 - (j) development does not alienate or fragment agricultural land class A and class B, strategic cropping land (SCL) or potential SCL unless:-

- (i) there is an overriding need for the development in terms of public benefit; and
 - (ii) no other *site* is suitable for the particular purpose;
- (k) development protects other natural resources, including *extractive resources*, and ensures such resources remain available for use;
- (l) the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;
- (m) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical character and minimises the consumption of energy and water;
- (n) development maintains and enhances the significant scenic and landscape values of the area;
- (o) development protects and provides for regional recreational trails through the dedication of land or public easement where required to maintain the integrity and connectedness of the trail corridor;
- (p) development does not adversely impact upon the functional integrity of the regional inter-urban break and sub-regional inter-urban breaks that provide separation between urban areas and reinforces the individual sense of identity of places and communities;
- (q) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through sensitive location, design, operation and management;
- (r) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (s) development provides for *infrastructure* and services that are commensurate with the nature and scale of development that is expected to occur in the area;
- (t) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;
- (u) development in Precinct RUR1 (Meridan Plains Extractive Resource Area) provides for extractive industries that:-
- (i) maintain or improve the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
 - (ii) maintain, as far as practicable, the flow conveyance patterns of the Mooloolah River *floodplain*, avoid any worsening of existing flooding conditions and protect the existing ground water regime;
 - (iii) protect, *buffer* and reconnect *ecologically important areas*;
 - (iv) maintain the quality and quantity of surface water and groundwater;
 - (v) avoid adverse impacts on upstream and downstream properties;
 - (vi) minimise the visual impacts of *extractive industry* operations on the scenic values of the *floodplain* as an open landscape;
 - (vii) provide for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
 - (viii) provide land for continuous public access trails along a rehabilitated Mooloolah River esplanade connecting to public access points and open space areas; and
 - (ix) protect the advanced waste water and sewage treatment plant *site*; and
- (v) development provides for the following:-
- (i) a use listed as a consistent use in column 1 of **Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone)** to occur in the Rural zone; and

- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1** to occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.19.2.1** is an inconsistent use and is not intended to occur in the Rural zone.

Table 6.2.19.2.1 Consistent uses and potentially consistent uses in the Rural zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Dwelling house</i> (b) <i>Nature-based tourism</i> (where for a <i>camping ground</i> or not more than 8 holiday cabins) (c) <i>Short-term accommodation</i> (where for a farm stay or not more than 8 holiday cabins)	(a) <i>Caretaker's accommodation</i> (b) <i>Nature-based tourism</i> (where other than as specified in column 1) (c) <i>Short-term accommodation</i> (where other than as specified in column 1) (d) <i>Tourist park</i> (e) <i>Resort complex</i> (where for an eco-resort)
Business activities	
(a) <i>Home based business</i> (b) <i>Market</i> (where conducted on <i>Council</i> owned or controlled land) (c) <i>Sales office</i> (where for a prize home) (d) <i>Shop</i> (where for an <i>art and craft centre</i> not exceeding a <i>gross floor area</i> of 300m ²)	(a) <i>Food and drink outlet</i> (b) <i>Function facility</i> (c) <i>Market</i> (where other than as specified in column 1) (d) <i>Service station</i> (e) <i>Shop</i> (where for an <i>art and craft centre</i> exceeding a <i>gross floor area</i> of 300m ²) (f) <i>Tourist attraction</i> (g) <i>Veterinary services</i>
Industrial activities	
(a) <i>Extractive industry</i> (where identified as a State Key Resource Area or Local Resource Area on an Extractive Resources Overlay Map) (b) <i>Transport depot</i> (where involving the storage of no more than 2 vehicles)	(a) <i>Extractive industry</i> (where other than as specified in column 1)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Emergency services</i>	(a) <i>Cemetery</i> (b) <i>Community use</i> (where other than as specified in column 1) (c) <i>Educational establishment</i> (where ancillary to and directly related to a rural activity on the same site) (d) <i>Place of worship</i>
Sport and recreation activities	
<i>Park</i>	(a) <i>Outdoor sport and recreation</i> (b) <i>Motor sport facility</i>
Rural activities	
(a) <i>Animal husbandry</i> (b) <i>Aquaculture</i> (c) <i>Cropping</i> (d) <i>Intensive animal industry</i> (where involving less than 21 standard units of pigs, less than 1,000 birds or poultry, less than 50 standard units of cattle or less than 350 standard units of sheep) (e) <i>Intensive horticulture</i> (f) <i>Permanent plantation</i> (g) <i>Roadside stall</i> (h) <i>Rural industry</i> (where no part of the <i>use area</i> is within 200 metres of a <i>site</i> in the Rural residential zone or 500 metres of a <i>site</i> in a <i>residential zone</i>) (i) <i>Rural workers accommodation</i> (where involving accommodation for no more than 20 persons) (j) <i>Wholesale nursery</i> (k) <i>Winery</i>	(a) <i>Animal keeping</i> (b) <i>Intensive animal industry</i> (where other than as specified in column 1) (c) <i>Rural industry</i> (where other than as specified in column 1) (d) <i>Rural workers accommodation</i> (where other than as specified in column 1)
Other activities	
(a) <i>Renewable energy facility</i> (where a solar farm) (b) <i>Utility installation</i> (where a <i>local utility</i>)	(a) <i>Major electricity infrastructure</i> (b) <i>Renewable energy facility</i> (where other than as specified in column 1) (c) <i>Substation</i> (d) <i>Telecommunications facility</i> (e) <i>Utility installation</i> (where other than as specified in column 1)

6.2.20 Rural residential zone code

6.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.20.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code is to ensure that development is low density and semi-rural in nature, and rural activities are limited to small-scale activities that do not impact on the rural residential amenity of the zone.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities, in the form of *dwelling houses* on relatively large lots within a semi-rural setting;
 - (b) *home based businesses* may also be established in the zone where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;
 - (c) non-residential uses are limited to small scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone;
 - (d) the built form of development integrates with and complements the predominant rural residential character intended for the locality and sensitively responds to the environmental and topographic features of the landscape;
 - (e) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
 - (f) development incorporates a high level of residential amenity, personal health and safety and protection for property;
 - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (j) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment;
 - (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
 - (l) development provides for the following:-

- (i) a use listed as a consistent use in column 1 of **Table 6.2.20.2.1 (Consistent uses and potentially consistent uses in the Rural residential zone)** to occur in the Rural residential zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.20.2.1** to occur in the Rural residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.20.2.1** is an inconsistent use and is not intended to occur in the Rural residential zone.

Table 6.2.20.2.1 Consistent uses and potentially consistent uses in the Rural residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	<i>Nature-based tourism</i>
(b) <i>Dwelling house</i>	
Business activities	
(a) <i>Home based business (where other than a high impact home based business activity)</i>	None
(b) <i>Sales office</i>	
Community activities	
(a) <i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
(a) <i>Animal husbandry (where involving grazing of livestock only)</i>	<i>Cropping (where other than as specified in column 1)</i>
(b) <i>Cropping (where not forestry for wood production or where not involving the mechanical spraying of any pesticide or herbicide)</i>	
(c) <i>Roadside stall</i>	
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.21 Specialised centre zone code

6.2.21.1 Application

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

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

6.2.21.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to *major roads*.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail business activities predominantly in the form of *showrooms, garden centres, hardware and trade supplies and outdoor sales* that have large floor plates and require high levels of visibility and accessibility to *major roads*;
 - (b) development also provides for other business uses and some industrial uses which, because of their scale or characteristics, are not suited to establish in another *centre zone*;
 - (c) development does not compromise the viability of the *Sunshine Coast activity centre network*⁶;
 - ~~(d)~~ development provides for the following:-
 - (i) any *shop* tenancy to have a minimum *gross leasable floor area* of 300m²;
 - (ii) the total *gross leasable floor area* of all existing and approved business activities to not exceed any allocation specified for the specialised centre in a local plan code; and
 - (iii) higher order and other retail facilities better suited to establishing within an activity centre, including *supermarkets, department stores and discount department stores* to not be established in the Specialised centre zone;

~~(d)~~(e) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;

~~(e)~~(f) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;

~~(f)~~(g) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;

~~(g)~~(h) development avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

~~(h)~~(i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

⁶ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

~~(j)(i)~~ development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

~~(j)(k)~~ development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;

~~(k)(l)~~ development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and

~~(k)(m)~~ development provides for the following:-

- (i) a use listed as a consistent use in column 1 of **Table 6.2.21.2.1 (Consistent uses and potentially consistent uses in the Specialised centre zone)** to occur in the Specialised centre zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.21.2.1** to occur in the Specialised centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.21.2.1** is an inconsistent use and is not intended to occur in the Specialised centre zone.

Table 6.2.21.2.1 Consistent uses and potentially consistent uses in the Specialised centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
Caretaker's accommodation	Short-term accommodation
Business activities	
(a) Adult store (where <u>not located in an adult store sensitive use area and</u> having a minimum gross leasable floor area of 300m ²)	Sales office
(b) Agricultural supplies store	
(c) Car wash	
(d) Food and drink outlet	
(e) Funeral parlour	
(f) Garden centre	
(g) Hardware and trade supplies	
(h) Outdoor sales	
(i) Service station	
(j) Shop (where having a minimum gross leasable floor area of 300m ² and not incorporating a supermarket, department store or discount department store)	
(k) Shopping centre (where each shop tenancy has a minimum gross leasable floor area of 300m ² and not incorporating a supermarket, department store or discount department store)	
(l) Showroom	
(m) Veterinary services	
Industrial activities	
(a) Low impact industry	(a) Bulk landscape supplies
(b) Research and technology industry	(b) Warehouse
(c) Service industry	
Community activities	
(a) Community use	None
(b) Crematorium	
(c) Emergency services	
(d) Place of worship	
Sport and recreation activities	
(a) Indoor sport and recreation	None
(b) Park	
Other activities	
(a) Parking station	None
(b) Telecommunications facility	
(c) Utility installation (where a local utility)	

6.2.22 Tourism zone code

6.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourism zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourism zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

6.2.22.2 Purpose and overall outcomes

- (1) The purpose of the Tourism zone code is to:-
 - (a) protect and provide for the continued operation of existing major man made *tourist attractions* and facilities including Australia Zoo, the Big Pineapple, Aussie World (including the Ettamogah Pub and associated facilities), the Sunshine Castle and Underwater World/Mooloolaba Wharf;
 - (b) ensure land identified as potentially suitable to be developed for new or expanded major *tourist attractions* and facilities in the future, is protected for tourism purposes and only developed for these purposes subject to the appropriate address of *site* constraints and other relevant considerations; and
 - (c) ensure that new or expanded major tourism attractions and facilities are undertaken on a sustainable basis that capitalises upon the key lifestyle attributes of the Sunshine Coast and strengthens the Sunshine Coast's tourism offer and natural (competitive) advantage.
- (2) The purpose of the Tourism zone code will be achieved through the following overall outcomes:-
 - (a) development protects the primary purpose of the land for tourism purposes by providing for the establishment of major *tourist attractions* and a range of other activities that are allied to and compatible with *tourist attractions*;
 - (b) development ensures that major *tourist attractions* and allied and compatible activities reflect the key lifestyle attributes of the Sunshine Coast in terms of:-
 - (i) providing *tourist attractions* and facilities that draw upon the natural or rural heritage of the Sunshine Coast; or
 - (ii) providing *tourist attractions* and facilities that have a strong association with water based experiences; or
 - (iii) providing other types of *tourist attractions* and facilities which reinforce the competitive strengths of the Sunshine Coast as a lifestyle destination and the tourism offer able to be provided by the Sunshine Coast;
 - (c) development is undertaken in accordance with a master plan and in a manner that provides for the integrated and coordinated development of the *site* over time;
 - (d) development does not compromise the viability of the *Sunshine Coast activity centre network*⁷ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (e) development in Precinct TOU1 (Australia Zoo):-
 - (i) provides for the continued operation and expansion of Australia Zoo as an international tourist destination accommodating a range of animal and nature based attractions, experiences and facilities;

⁷ Editor's note—the *Sunshine Coast activity centre network* is described in **Section 3.4 (Economic development) of Part 3 (Strategic framework) Table SC1.2.3 of Schedule 1 (Definitions)**.

- (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;
 - (iii) maintains the operational efficiency of Steve Irwin Way and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Steve Irwin Way as a scenic route and provides for the continued screening of back of house and built form elements of development from Steve Irwin Way through the retention of a vegetated landscape *buffer*;
- (f) development in Precinct TOU2 (Aussie World):-
- (i) provides for the continued operation and expansion of Aussie World as a significant tourist destination for the Sunshine Coast accommodating a range of theme and water park based attractions, experiences and facilities;
 - (ii) recognises the role and function of established local centre activities in the Ettamogah Retail Village but does not provide for the expansion of these activities;
 - (iii) maintains the operational efficiency of the Bruce Highway and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects and improves the visual amenity of this part of the Bruce Highway as a scenic route by providing an orderly and integrated layout of development with a high standard of design and areas of visually prominent landscape;
- (g) development in Precinct TOU3 (Big Pineapple):-
- (i) provides for the continued operation and expansion the Big Pineapple as a significant tourist destination for the Sunshine Coast accommodating a range of environmental, agricultural, natural food, *market* and festival based attractions, experiences and facilities;
 - (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;
 - (iii) maintains the operational efficiency of Nambour Connection Road and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Nambour Connection Road as a scenic route by providing an orderly and integrated layout of development with a high standard of urban design and areas of visually prominent landscape;
- (h) development on *sites* located within a local plan area reflects any specific intent statements and local structure planning elements for the area or *site* identified in the applicable local plan code in **Part 7 (Local plans)**;
- (i) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (k) development incorporates a high level of amenity, personal health and safety and protection for property;
 - (l) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (m) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (n) development maintains the safety and operational efficiency of State controlled roads and other components of the *transport network* and incorporates appropriate arrangements for the provision of *access*, parking and public transport to meet the needs of the use;
 - (o) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids as far as

practicable, or where avoidance is not practicable, otherwise mitigates, negative impacts on the natural environment;

- (p) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*; and
- (q) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Tourism zone owing to the significant variations in the range of activities that may be considered appropriate to establish in any particular tourism area.