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Part 10 Other plans

10.1 Preliminary

- (1) Other plans provide the planning framework for declared master planned areas and other major greenfield areas for which a structure plan has been prepared.
- (2) The following are the structure plans for the planning scheme:-
 - (a) Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan for the Maroochydore declared master planned area;
 - (b) Palmview Structure Plan for the Palmview declared master planned area.
- (3) Structure Plans include the following:-
 - (a) a structure plan area strategic framework;
 - (b) structure plan area precincts and sub-precincts and tables of assessment; and
 - (c) a structure plan area code.
- (4) Structure plans operate for the most part as separate planning frameworks with only limited references to and interaction with the balance of the planning scheme. Where there is an interaction between a structure plan and another part of the planning scheme this is clearly set out in the structure plan.
- (5) Structure plan maps are included in **Schedule 2 (Mapping)**.

10.2 Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan

10.2.1 Preliminary

10.2.1.1 Introduction

This part comprises the Maroochydore PRAC structure plan.

10.2.1.2 Purpose of Structure Plan

The Maroochydore PRAC structure plan provides an integrated land use and infrastructure framework for the Master Planned Area.¹

10.2.1.3 Master Planned Area

10.2.1.3.1 Master planned area declaration details

The declaration details for the Maroochydore PRAC master planned area are specified in **Table 10.2.1.3.1 (Maroochydore PRAC master planned area declaration details)**.

Table 10.2.1.3.1 Maroochydore PRAC master planned area declaration details

Date of declaration	18 December 2009
Maroochydore PRAC master planned area map	Other Plans Map OPM M1 (Maroochydore PRAC Master Planned Area and Master Plan Units (refer to Schedule 2 (Mapping)))

10.2.1.4 Structure Plan Elements

- (1) The Maroochydore PRAC structure plan comprises the following elements:-
 - (a) a strategic framework for the Master Planned Area;
 - (b) the category of development and assessment (referred to as the level of assessment) and assessment benchmarks for assessable development and requirements for accepted development for development in the Master Planned Area;
 - (c) a Maroochydore structure plan area code.
- (2) The Maroochydore PRAC structure plan is supported by the following:-
 - (a) *Sunshine Coast Planning Scheme*;
 - (b) *Planning Scheme Policy for the Maroochydore PRAC structure plan*;
 - (c) infrastructure arrangements which apply to land in the Master Planned Area.
- (3) The structure plan maps specified in **Table 10.2.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

Table 10.2.1.4 Master Planned Area Maps

Column 1 Map Number	Column 2 Map Title
OPM M1	Other Plans Map OPM M1 Maroochydore PRAC Master Planned Area
OPM M2	Other Plans Map OPM M2 Maroochydore PRAC Master Planned Area Land Use Structure
OPM M3	Other Plans Map OPM M3 Maroochydore PRAC Master Planned Area Major Infrastructure Elements
OPM M4	Other Plans Map OPM M4 Maroochydore PRAC Master Planned Area Precincts and Sub-precincts
OPM M5	Other Plans Map OPM M5 Maroochydore PRAC Master Planned Area Height of Buildings and Structures

¹ Editor's note—aspects of the Maroochydore PRAC structure plan are superseded by the Maroochydore City Centre Priority Development Area (PDA) which is regulated under the *Economic Development Act 2012*.

Column 1 Map Number	Column 2 Map Title
OPM M6	Other Plans Map OPM M6 Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes
OPM M7	Other Plans Map OPM M7 Maroochydore PRAC Master Planned Area Road Transport Infrastructure Network
OPM M8	Other Plans Map OPM M8 Maroochydore PRAC Master Planned Area Public Transport Infrastructure Network
OPM M9	Other Plans Map OPM M9 Maroochydore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network
OPM M10	Other Plans Map OPM M10 Maroochydore PRAC Master Planned Area Water Supply Infrastructure Network
OPM M11	Other Plans Map OPM M11 Maroochydore PRAC Master Planned Area Sewer Infrastructure Network
OPM M12	Other Plans Map OPM M12 Maroochydore PRAC Master Planned Area Stormwater Infrastructure Network
OPM M13	Other Plans Map OPM M13 Maroochydore PRAC Master Planned Area Urban Open Space Infrastructure Network
OPM M14	Other Plans Map OPM M14 Maroochydore PRAC Master Planned Area Community Facilities Infrastructure Network
OPM M15	Other Plans Map OPM M15 Maroochydore PRAC Master Planned Area Electricity Infrastructure Network
OPM M16	Other Plans OPM M16 Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network

10.2.1.5 Relationship to ~~Sustainable Planning Act 2009~~ SP Act and Act

- (1) The Maroochydore PRAC structure plan is a structure plan for the Master Planned Area which was incorporated into the planning scheme under section 761A of the SP Act.
- (2) ~~The Maroochydore PRAC structure plan provides a Structure Plan for a declared Master Planned Area which specifies the following for the purposes of the Act:-~~
- a strategic framework, including strategic outcomes for the Master Planned Area that applies to assessable development requiring impact assessment in the Master Planned Area;
 - a Structure Plan Area Code that applies to ~~self assessable accepted development subject to requirements~~ and assessable development in the Master Planned Area.

10.2.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Maroochydore structure plan area code for ~~self assessable development~~ accepted development subject to requirements:-
- the development must comply with the acceptable outcomes in the Maroochydore structure plan area code;
 - where the development does not comply with the acceptable outcomes the development becomes assessable development.
- (2) The following rules apply in determining compliance with the Maroochydore PRAC Structure Plan for assessable development requiring code assessment:-
- the development complies with the Maroochydore PRAC structure plan if it complies with the performance outcomes of the Maroochydore structure plan area code or the overall outcomes of the Maroochydore structure plan area code if it does not comply with the performance outcomes.
- (3) The following rules apply in determining compliance with the Maroochydore PRAC structure plan for assessable development requiring impact assessment:-
- the development complies with the Maroochydore structure plan area code if it complies with the performance outcomes of the Maroochydore structure plan area code or the overall outcomes of the Structure Plan Area Code if it does not comply with the performance outcomes; and
 - the development complies with the strategic outcomes for the Maroochydore PRAC structure plan if it is consistent with the strategic outcomes of the Maroochydore PRAC structure plan.

10.2.1.7 Relationship to State Planning Instruments

- (1) The Minister has identified that the SEQ Regional Plan as it applies to the Master Planned Area is appropriately reflected in the Maroochydhore PRAC structure plan.
- (2) The Minister has identified that the following state planning policies are appropriately reflected in the Maroochydhore PRAC structure plan:-
 - (a) SPP 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities;
 - (b) SPP 2/02 – Planning and Managing Development Involving Acid Sulfate Soils;
 - (c) SPP 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
 - (d) SPP 1/07 – Housing and Residential Development;
 - (e) SPP 2/10 – South East Queensland Koala Conservation;
 - (f) The State Coastal Management Plan – Queensland’s Coastal Policy.

10.2.1.8 Relationship to Sunshine Coast Planning Scheme

- (1) The following provisions of the *Sunshine Coast Planning Scheme* apply to the Master Planned Area:-
 - (a) **Part 1 (About the Planning Scheme);**
 - (b) **Part 2 (Strategic Framework);**
 - (c) **Part 4 (Priority Infrastructure Plan);**
 - (d) Section 8.2.1 (Acid Sulfate Soils Overlay Code), Section 8.2.2 (Airport Environs Overlay Code), Section 8.2.3 (Biodiversity, Waterways and Wetlands Overlay Code) and Section 8.2.9 (Heritage and Character Areas Overlay Code) of **Part 8 (Overlays);**
 - (e) **Part 9 (Other Codes);**
 - (f) **Part 10 (Other Plans);**
 - (g) **Schedule 1 (Definitions)** except for the terms defined in Section 10.2.1.11 (Structure Plan Definition of Terms);
 - (h) Other Plans Maps OPM M1 to M16 in **Schedule 2 (Mapping);**
 - (i) the overlay maps in **Schedule 2 (Mapping)** related to the acid sulfate soils overlay, airport environs overlay, biodiversity, waterways and wetlands overlay (Map C ii only), the heritage and character areas overlay and the flood hazard overlay, as applicable to the Master Planned Area; and
 - (j) **Schedule 4 (Planning Scheme Policies).**
- (2) The provisions of the Maroochydhore PRAC structure plan prevail over the other provisions of *Sunshine Coast Planning Scheme* to the extent of any inconsistency.

10.2.1.9 Planning Scheme Policy for the Maroochydhore PRAC structure plan

A planning scheme policy for the Maroochydhore PRAC structure plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Maroochydhore structure plan area code.

10.2.1.10 Infrastructure Arrangements

An infrastructure arrangement is:-

- (a) an infrastructure agreement entered into between the owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document;
- (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.

10.2.1.11 Structure Plan Definition of Terms

In the Maroochydhore PRAC structure plan:-

Affordable housing means housing for which low to moderate income earning households pay no more than 30% of gross household income on rent and no more than 35% for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

Defined flood event means the modelled 1:100 year Average Recurrence Flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise as specified in the *Planning Scheme Policy for the Maroochydore PRAC structure plan*.

Green Star Certified Rating means the rating as that specified by the Green Building Council of Australia.

Height means the total height of a building or other structure measured in metres from the minimum habitable floor level.

Infrastructure arrangement see Section 10.2.1.10 (Infrastructure Arrangements).

Maroochydore PRAC structure plan means the Maroochydore Principal Regional Activity Centre Structure Plan.

Minimum habitable floor level means the minimum level of a lot to which the floor level of a habitable room must be built to satisfy the flood immunity requirements as specified in the Maroochydore structure plan area code.

SEQ Regional Plan means the *South East Queensland Regional Plan 2009-2031*.

Storey means a space within a building which is situated between one floor level and the floor level next above, including a mezzanine level, or if there is no floor level above, the ceiling or roof above, but not a space containing only the following:-

- (a) a lift shaft, stairway or meter room;
- (b) a lift motor, air conditioning or other mechanical or electrical plant at roof top level.

Master Planned Area see Section 10.2.1.3 (Master Planned Area).

Universal design means the design of the built environment to be usable by all people without the need for further adaption or specialised design.

Urban Open Space for the purposes of calculating urban open space for the Maroochydore Central Precinct means all publicly accessible open space:-

- (a) including a parkland, pavement, boardwalk, pathway, cycle way, transit way, median strip, garden, plaza, square, courtyard and waterway;
- (b) but excluding the designated carriageway of a road for vehicle use only.

10.2.2 Master Planned Area Strategic Framework

10.2.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the ~~*Sustainable Planning Act 2009 Act*~~ and is the basis of the outcomes specified in the Maroochydore PRAC structure plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
 - (a) a context and setting statement;
 - (b) the strategic outcomes.

10.2.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and does not form part of the Maroochydore PRAC structure plan and assists in the interpretation of the Maroochydore PRAC structure plan.
- (2) The context and setting of the Master Planned Area is as follows:-

Maroochydore is located centrally in the Sunshine Coast region on the banks of the Maroochy River.

The Master Planned Area takes in the central part of Maroochydore including the town centre core and adjoining commercial and mixed use areas.

This part of Maroochydore comprises the Maroochydore Principal Regional Activity Centre and is intended to be comprehensively developed as the regional centre for the Sunshine Coast region.

The Master Planned Area is approximately 205 hectares in area with boundaries generally defined by the following:-

- *Maroochydore Road, Duporth Avenue and the Maroochy River in the North;*
- *Memorial Avenue, Second Avenue, Kingsford Smith Avenue, Fifth Avenue, Aerodrome Road, Parker Street, Second Avenue and the eastern boundary of Horton Park Golf Course in the East;*
- *the Sunshine Motorway in the south;*
- *Evans Street, Millwell Road, the eastern portion of the Sunshine Cove development and Maroochy Boulevard in the west.*

The Master Planned Area is characterised by gently undulating topography which reflects its location within the coastal plain. Apart from some narrow corridors along waterways, there is little natural vegetation remaining within the Master Planned Area.

The Maroochy River waterfront and Cornmeal Creek provide an attractive waterside setting and are prominent landscape elements. The Cornmeal Creek Promenade takes maximum advantage of this setting and is part of an emerging waterside open space and pedestrian path network that defines the essential character of Maroochydore as an emerging coastal, subtropical city centre. Maud Canal which flows to Cornmeal Creek is an under-utilised and generally overlooked urban drain.

The Master Planned Area is primarily urban in nature and accommodates a range of major retail and commercial facilities. There is also a concentration of civic and administration facilities, particularly in the vicinity of Cornmeal Parade and First Avenue. Intensive residential development is generally concentrated along Duporth Avenue where waterfront views are available.

Horton Park Golf Course is a major undeveloped part of the Master Planned Area and its development has been identified as critical to establishing a more sustainable land use structure and delivering much needed infrastructure to the Master Planned Area.

10.2.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-
 - (a) intent for Master Planned Area;
 - (b) intent for Maroochydore Central Precinct;
 - (c) intent for preferred dominant land uses;
 - (d) land use structure;
 - (e) environment;
 - (f) economic development and Principal Activity Centre role and function supported by appropriate integrated transport planning;
 - (g) community;
 - (h) character and identity;
 - (i) open space network;
 - (j) integrated transport;
 - (k) infrastructure.
- (2) The following structure plan maps spatially represent elements of the desired environmental outcomes for the Master Planned Area:-
 - (a) **Other Plans Map OPM M2 (Maroochydore PRAC Master Planned Area Land Use Structure);**
 - (b) **Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area Major Infrastructure Elements).**

10.2.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Maroochydore PRAC Master Planned Area is developed as the Principal Regional Activity Centre for the Sunshine Coast region. It is characterised by diversity, efficiency, sophistication, ecological

sustainability and a unique coastal, subtropical style. It is the green, vibrant hub of Australia's most sustainable region.

- (2) Development in the Master Planned Area 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.
- (3) Development in the Master Planned Area recognises and reinforces the natural attributes of Maroochydore 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'. All aspects of development are designed to prioritise and reinforce these cultural associations as a point of difference and competitive economic advantage. Subtropical architecture and landscaping creates an urban environment that is textured, green, cool and ecologically sustainable.
- (4) Development in the Master Planned Area 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 region. This community heart provides a central focus for the Principal Regional Activity Centre and is connected to and easily accessible from all parts of the Master Planned Area via the open space network and an extensive landscaped path system.
- (5) Development in the Master Planned Area provides for the establishment of a greater diversity of in-centre housing, thus increasing the activity and vibrancy of Maroochydore and offering high quality living environments that are close to public transport and everything the Principal Regional Activity Centre has to offer.
- (6) Development in the Master Planned Area provides for the establishment of a highly permeable street network that is convenient, attractive and friendly for pedestrians and that allows for effective vehicle movement and circulation.
- (7) Development in the Master Planned Area provides for the establishment of the dedicated transit 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 Principal Regional Activity Centre and connects Maroochydore to the Regional Transit System.
- (8) Development in the Master Planned Area provides for the establishment of strong linkages and connectivity between each of the precincts within the Master Planned Area and in particular, the establishment of a walkable waterfront, public pedestrian promenade and other urban elements that create a connected, permeable Principal Regional Activity Centre.
- (9) Development in the Master Planned Area provides for approximately 4,000 additional dwellings to be accommodated in the Master Planned Area.

10.2.2.5 Strategic Outcome 2 – Intent for Maroochydore Central Precinct

- (1) The Maroochydore Central Precinct is developed as the most significant strategic site within the Master Planned Area, providing the critical connections and infrastructure investment necessary to ensure that the Principal Regional Activity Centre can grow sustainably and mature into the future.
- (2) Development in the Maroochydore Central Precinct provides for all future core retail development and higher order comparison shopping other than that intended for the Sunshine Plaza Precinct.
- (3) Development in the Maroochydore Central Precinct occurs in accordance with the master planning framework and provides for the progressive development of the whole of the precinct and its seamless integration with surrounding parts of the Master Planned Area.
- (4) Development in the Maroochydore Central Precinct provides for the creation of a well defined and articulated city centre development, focussed on the new transit station and interchange (CAMCOS) and incorporating civic uses, large areas of open space and the highest concentration of future retail development and commercial activity within the Principal Regional Activity Centre.
- (5) Development in the Maroochydore Central Precinct provides for the Mixed Use Retail Core Area to be established as a new focal point for retail development and commercial activity, strengthening and diversifying the existing town centre core area and providing a multi-faceted and rich urban environment.

- (6) Development provides for the Mixed Use Retail Core Area in the Maroochydore Central Precinct to:-
 - (a) be fully integrated with the Mixed Use Retail Core Area of the Sunshine Plaza Precinct;
 - (b) be integrated with the transit station and interchange (CAMCOS);
 - (c) incorporate an open and permeable built environment that facilitates convenient movement of people through the precinct to other parts of the Principal Regional Activity Centre; and
 - (d) have strong visual connections to the new Regional Arts and Cultural Centre and adjoining open space and waterside areas.
- (7) Development in the Maroochydore Central Precinct provides for the establishment of a substantial amount of medium density residential accommodation, supporting the viability and vitality of the Principal Regional Activity Centre and optimising access to community services and public transport. Residential uses are generally accommodated within mixed use buildings and offer a range of housing choices that address changing demographic trends, facilitate social diversity and provide opportunities for affordable living.
- (8) Development in the Maroochydore Central Precinct provides for the precinct to be established as a world class transit oriented development that also provides a benchmark for ecological sustainability and reflects the coastal, subtropical character of the region through local interpretations of subtropical architecture and landscape design.
- (9) Development in the Maroochydore Central Precinct provides for at least 40% of the precinct (including waterway areas) to be set aside as public open space in a configuration that further extends and links Maroochydore's extensive waterside open space network and provides a visual focus for the development and a retreat from the more intensive elements of the urban landscape. This parkland area is the defining element of the Maroochydore Central Precinct, contributing greatly to a design emphasis on outdoor activity, recreation and liveability.
- (10) Development in the Maroochydore Central Precinct provides for a high level of pedestrian connectivity to Plaza Parade, Sunshine Plaza and the new transit station and interchange (CAMCOS) and provides for the establishment of an expansive public pedestrian promenade along Cornmeal Creek and Maud Canal linking these key areas and nodes.
- (11) Development in the Maroochydore Central Precinct provides for the establishment of the infrastructure planned for the precinct and recognises the critical link between infrastructure provision in the Maroochydore Central Precinct and the future sustainable development of the Maroochydore Principal Regional Activity Centre. Development that does not appropriately recognise the role of Maroochydore Central Precinct either in terms of the nature of the development proposed or the infrastructure proposed to be provided is the antithesis of what is intended for the Maroochydore Central Precinct.
- (12) Development in the Maroochydore Central Precinct complies with the development entitlements specified for the precinct.

10.2.2.6 Strategic Outcome 3 – Intent for Preferred Dominant Land Uses

10.2.2.6.1 Mixed Use Retail Core Area Intent

Development in the Master Planned Area provides for the Mixed Use Retail Core Area to be developed as a mixed use retail core which is focussed on the town centre heart and contains the highest order retail uses in the Master Planned Area in conjunction with a range of business uses and a significant quantity of residential dwellings located above lower level retail and business uses. The Mixed Use Retail Core Area is intended to be the most concentrated urban setting in the Master Planned Area and is to provide the greatest range and diversity of uses. The Mixed Use Retail Core Area is to incorporate street fronting main street layouts and utilise urban open spaces and the transit station and interchange (CAMCOS) as structural elements. The Mixed Use Retail Core Area is to be developed to ensure a seamless integration between the Sunshine Plaza Precinct and the Retail Sub-precinct of the Maroochydore Central Precinct.

10.2.2.6.2 Commercial Area Intent

Development in the Master Planned Area provides for the Commercial Area to be developed predominantly for a range of medium to high intensity commercial, educational and government uses in buildings that contain either no or only a relatively small proportion of residential uses and only limited retail uses.

10.2.2.6.3 Mixed Use Area Intent

Development in the Master Planned Area provides for the Mixed Use Area to be developed with a mix of residential, commercial, entertainment and limited retail uses in a range of configurations where the relative intensity of development, height of the built form and mix of uses reflects the preferred character of the area.

10.2.2.6.4 Residential Area Intent

Development in the Master Planned Area provides for the Residential Area to be developed for medium intensity residential uses including residential care facilities, short term accommodation and multiple dwellings in various configurations. The Residential Area is intended to accommodate only a very limited range of small scale retail, business and community uses that meet the convenience needs of the population within the Residential Area.

10.2.2.6.5 Urban Open Space Area Intent

Development in the Master Planned Area provides for the Urban Open Space Area to be developed for a range of public park infrastructure required to service the Maroochydore community in the Master Planned Area and the broader community of the region. The Urban Open Space Area includes land designated for a civic plaza, transit plaza, public amphitheatre, district recreation park, local recreation park, the Cornmeal Creek Plaza, Sunshine Gardens and other urban open spaces as referred to in the Maroochydore PRAC structure plan.

10.2.2.6.6 Local Government Community Facilities Intent

Development in the Master Planned Area provides for local government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the region. The Local Government Community Facilities Area includes land for a proposed regional library, local community centre, meeting spaces and administration space as well as land for a proposed regional arts and convention centre and international hotel. The local government Community Facilities Area also includes land used for some already existing local government community facilities. It is intended that the Local Government Community Facilities Area be reserved and developed for their intended purpose.

10.2.2.6.7 State Government Community Facilities Intent

Development in the Master Planned Area provides for State government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the region. The State Government Community Facilities Area includes land for already existing public schools and for the proposed regional health facility. It is intended that State Government Community Facilities be reserved and developed for their intended purpose.

10.2.2.7 Strategic Outcome 4 – Land Use Structure

- (1) Development in the Master Planned Area facilitates the following:-
 - (a) a world class, sustainable, transit oriented centre, incorporating a range of land uses including retail, other commercial activities, residential, community facilities and open space, all within a mixed-use environment;
 - (b) a compact and permeable town centre heart created in the Maroochydore Central Precinct, based on the transit station and interchange (CAMCOS), a pedestrian dominated main street and the civic plaza, regional arts centre and other community facilities and the urban open space infrastructure network centred on Maud Canal;
 - (c) a core of high intensity residential and business uses within a walkable distance of community facilities and the transit station and interchange (CAMCOS);
 - (d) a movement network which creates a high degree of accessibility and permeability, and which prioritises pedestrians, cyclists and public transport;
 - (e) an extensive and integrated network of urban open space infrastructure, community facilities infrastructure and other public spaces.

- (2) Development in the Master Planned Area complies with the land use structure identified conceptually for the Maroochydore Central Precinct and specifically outside of the Maroochydore Central Precinct on **Other Plans Map OPM M2 (Maroochydore PRAC Master Planned Area Land Use Structure)** that incorporates the following:-

- (a) the Mixed Use Retail Core Area;
- (b) the Commercial Area;
- (c) the Mixed Use Area;
- (d) the Residential Area;
- (e) the Urban Open Space Area;
- (f) Local Government Community Facilities;
- (g) State Government Community Facilities.

(3) Development in the Master Planned Area:-

- (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area Major Infrastructure Elements)**;
- (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area Infrastructure Elements)**; and
- (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.

10.2.2.8 Strategic Outcome 5 – Environment

- (1) Development in the Master Planned Area minimises its ecological footprint and reflects the principles of ecologically sustainable development, including the following:-
 - (a) minimisation of energy consumption;
 - (b) maximisation of opportunities for renewable energy use;
 - (c) minimisation of water consumption through reuse, use of alternative sources and demand reduction measures;
 - (d) protection of water quality;
 - (e) landscaping to minimise heat sink impacts.
- (2) Development in the Master Planned Area minimises the impacts on biodiversity values having regard to the following:-
 - (a) the nature of the specific biodiversity values of the site and adjacent land, protected marine plants, wetlands and waterways;
 - (b) the intent for the Master Planned Area to be comprehensively developed as a Principal Regional Activity Centre.
- (3) Development in the Master Planned Area provides a built form and open spaces that are designed to optimise the subtropical climate and coastal location.
- (4) Development in the Master Planned Area provides a built form and infrastructure networks that are designed to enhance water quality and riparian health.
- (5) Development in the Master Planned Area enhances environmental values through well planned urban open space that also assists in the management of flood and storm surge risk and increasing community resilience to climate change.
- (6) Development in the Master Planned Area is characterised by a 'green feel' and provides for the use of mature native trees and landscaping.
- (7) Development in the Master Planned Area supports the integration of land uses with major transport facilities and provides for a high level of pedestrian and cyclist accessibility, comfort and safety.

10.2.2.9 Strategic Outcome 6 – Economic Development and Principal Regional Activity Centre Strategic Role and Function Supported by Appropriate Integrated Transport Planning

- (1) The Master Planned Area accommodates the highest order and widest range of business uses and is the major contributor to the economic self-containment of the Sunshine Coast region, provided that priority is always accorded to the appropriate planning and delivery of efficient and safe integrated transport networks.

- (2) The Master Planned Area provides a diversified, viable and positive commercial environment in which opportunities are maximised for a range of employment and business investment, particularly in innovative, knowledge based businesses, including lifestyle, education and health sectors.
- (3) The Master Planned Area accommodates a significant resident population and is connected to high quality, fast and frequent public transport services from all major residential areas and centres throughout the Sunshine Coast region that provides easy access to a wide employee and customer base that supports economic activity in the Master Planned Area.
- (4) Development in the Master Planned Area, other than in the Aerodrome Road Precinct, Maroochy Boulevard Precinct and Dalton Drive West Precinct, does not comprise showrooms so that it does not delay or compromise the following:-
 - (a) the capacity of the existing and planned road transport infrastructure networks in the Master Planned Area;
 - (b) the employment potential of the Master Planned Area;
 - (c) the intended urban design outcomes for the Master Planned Area;
 - (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport;
 - (e) the development of showrooms in other areas intended for this use by *Sunshine Coast Planning Scheme* outside of the Master Planned Area.
- (5) Development for retail uses in the Master Planned Area, in particular the Sunshine Plaza Precinct, Dalton Drive West Precinct, Ocean Street Precinct and Maroochy Boulevard Precinct does not delay or compromise the following:-
 - (a) the development of the Retail Sub-precinct of the Maroochy Central Precinct which is intended to accommodate the highest concentration of future gross leasable floor area for retail uses in the retail core of the Master Planned Area;
 - (b) the capacity of existing and planned infrastructure networks in the Master Planned Area and in particular, the Maroochy Central Precinct;
 - (c) the achievement of transit oriented development in the Master Planned Area and in particular, the Maroochy Central Precinct;
 - (d) the provision of the planned integrated transport infrastructure networks, in particular, the dedicated transit corridor (CAMCOS), a pedestrian dominated Main Street, a north-south link and east-west links in the Maroochy Central Precinct to provide for the planned function of the Maroochy Principal Regional Activity Centre;
 - (e) the provision of planned urban open space and community facility infrastructure networks, in particular the central parkland, the civic plaza, district recreation park, local recreation park, public amphitheatre, regional arts and exhibition centre, other local community facilities infrastructure and a transit plaza in the Maroochy Central Precinct to provide for the future development of the Maroochy Principal Regional Activity Centre;
 - (f) the achievement of other intended regional outcomes for the Maroochy Principal Regional Activity Centre as envisaged in the SEQ Regional Plan.
- (6) Development in the Master Planned Area for a full line supermarket, discount department store and similar higher order retail use is limited to the Sunshine Plaza Precinct and the Retail Core Sub-precinct of the Maroochy Central Precinct so as not to delay or compromise the following:-
 - (a) the development of the retail core of the Maroochy Principal Regional Activity Centre;
 - (b) the capacity of the existing and planned infrastructure networks in the Master Planned Area, in particular the road transport infrastructure network;
 - (c) the achievement of transit oriented development in the Master Planned Area and in particular the Maroochy Central Precinct.
- (7) Development in the Retail Core Sub-precinct of the Maroochy Central Precinct does not delay or compromise the following:-
 - (a) the capacity of the existing and planned infrastructure networks in the Master Planned Area and in particular the Maroochy Central Precinct;
 - (b) the distribution of smaller scale retail uses within other sub-precincts of the Maroochy Central Precinct.
- (8) Development in the Master Planned Area:-
 - (a) provides a benefit to and satisfies both a community and an economic need;

- (b) remedies any negative impacts arising from services or facilities associated with an existing or planned development in the Master Planned Area being put in jeopardy due to an adverse physical or financial impact; and
- (c) improves traffic and transport circulation and capacity within the Master Planned Area.

10.2.2.10 Strategic Outcome 7 – Community

- (1) The Master Planned Area accommodates significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life. These community facilities exhibit exemplar public building design featuring state of the art form and detailing and innovative use of materials. These community facilities are integrated with the bicycle and pedestrian infrastructure network, the public transport infrastructure network and the urban open space infrastructure network and are prominent and highly accessible features of the Principal Regional Activity Centre.
- (2) The Master Planned Area is based on an urban open space infrastructure network which is integrated with the built environment and designed to provide opportunities for a range of recreation facilities and community activities including a civic plaza, a transit plaza, public amphitheatre, district and local recreation parks, Cornmeal Creek Plaza and Sunshine Gardens.
- (3) The Master Planned Area specifically includes provision for a cultural entertainment area to include a regional arts and convention centre and international hotel, regional library, public amphitheatre, meeting and gathering spaces which are designed to enliven, enrich and celebrate the region's cultural diversity.
- (4) Development in the Master Planned Area for mixed-use buildings provides for the co-location of housing with business uses providing employment and services to contribute to the vibrancy of the Maroochydore Principal Regional Activity Centre.
- (5) Development in the Master Planned Area provides for a range of medium and higher intensity residential uses centred in and around the core of the Master Planned Area which are universally designed, diverse in size and include a component of affordable living.
- (6) Development in the Master Planned Area provides a high level of amenity for residential uses through careful building design and relationship to open space, in particular the urban open space infrastructure network, whilst recognising the vibrant inner-urban environment and high level of accessibility to infrastructure and services afforded by the Maroochydore Principal Regional Activity Centre.

10.2.2.11 Strategic Outcome 8 – Character and Identity

- (1) The Structure Plan provides for an expanded Maroochydore Centre, reconfiguring existing inward focusing shopping centre facilities to be part of a larger integrated Principal Regional Activity Centre.
- (2) Development in the Master Planned Area provides for a built form and open space, in particular the **u**Urban **e**Open **s**Space and community facilities infrastructure networks, which optimise the unique subtropical, coastal and waterfront qualities of the Maroochydore Principal Regional Activity Centre.
- (3) Development in the Master Planned Area provides for the creation of an identifiable heart, which reflects a sense of place and a high quality, active, pedestrian-focussed and safe street environment and public realm.
- (4) Development in the Master Planned Area incorporates a diverse and varied built form which:-
 - (a) reinforces the character and identity of Maroochydore as the Principal Regional Activity Centre for the Sunshine Coast; and
 - (b) ensures appropriate transitioning of built form to areas adjoining the Master Planned Area.
- (5) Development in the Master Planned Area provides for buildings to be of a height and scale sufficient to accommodate the range and extent of functions required for the Maroochydore Principal Regional Activity Centre, whilst maintaining a human scale, appropriately framing and activating streets and open spaces and minimising overshadowing.
- (6) Development in the Master Planned Area provides for the use of the ground **s**Storey of a building to be adapted over time.
- (7) Development in the Master Planned Area promotes permeability and is supported by an interconnected system of active, accessible and usable public spaces with high quality, consistent mature and canopied streetscaping and landscaping.

- (8) Development in the Master Planned Area provides for high quality pedestrian and cycle movement which is integrated with the public transport infrastructure network, urban open space infrastructure network and community facilities infrastructure network.

10.2.2.12 Strategic Outcome 9 – Open Space Network

- (1) Development in the Master Planned Area provides for an integrated urban open space infrastructure network which:-
- (a) consists of a network of land in public ownership including recreational facilities, waterways, public spaces and bicycle and pedestrian components of the road transport infrastructure network;
 - (b) provides for the recreational and social needs of residents and the workforce in the Master Planned Area as well as providing for the recreational and social needs of residents of the Sunshine Coast region;
 - (c) provides for the primary component of the bicycle and pedestrian infrastructure network in the Maroochydhore Central Precinct;
 - (d) radiates from the Urban Open Space Area of the Maroochydhore Central Precinct and facilitates the integration of the whole of the Master Planned Area;
 - (e) connects with the bicycle and pedestrian infrastructure network and urban open space infrastructure network external to the Master Planned Area;
 - (f) adjoins and interconnects public lands and community facilities;
 - (g) is in close proximity of uses such as cafes, restaurants and retail uses that activate and improve safety in the open space infrastructure network;
 - (h) performs flood mitigation and stormwater management functions that minimise risk from natural hazards;
 - (i) provides a centrepiece for the Master Planned Area which defines its landscape character; and
 - (j) enhances environmental values including riparian health and water quality.
- (2) Development in the Master Planned Area provides for the urban open space infrastructure network specifically identified on **Other Plans Map OPM M3 (Maroochydhore PRAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a large expanse of central parkland focused on Maud Canal in the Urban Open Space Area of the Maroochydhore Central Precinct including waterway area which represents approximately 40% of the Maroochydhore Central Precinct and provides for a wide range of formal and informal active and passive recreational facilities and gathering spaces;
 - (b) a public pedestrian promenade in public ownership along Cornmeal Creek and Maud Canal linking Sunshine Plaza to the new transit station and interchange;
 - (c) a walkable waterfront in public ownership comprising a continuous high quality bicycle and pedestrian movement corridor along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal;
 - (d) the Dalton Lakes Drainage Reserve which functions as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;
 - (e) a range of civic facilities, plazas and other public and semi-public spaces.

10.2.2.13 Strategic Outcome 10 – Integrated Transport

- (1) Development in the Master Planned Area provides for an integrated transport infrastructure network which:-
- (a) accommodates in order of priority, the following:-
 - (i) pedestrians;
 - (ii) cyclists;
 - (iii) public transport;
 - (iv) freight and service vehicles;
 - (iv) private motor vehicles;
 - (b) comprises an efficient road transport infrastructure network which provides for public transport and bicycle and pedestrian movements to be accommodated on streets that are also attractive, landscaped boulevards;
 - (c) enhances the role of the Maroochydhore Principal Regional Activity Centre as the principal hub for public transport infrastructure and services within the Sunshine Coast region;
 - (d) integrates with land uses and facilitates transit oriented development in the Master Planned Area;

- (e) provides for public parking facilities in consolidated locations that are accessible but do not dominate or detract from the streetscape;
 - (f) avoids traffic and overflow parking being introduced into residential areas surrounding the Master Planned Area; and
 - (g) provides for parking to be managed with the supply of parking facilities aligned with land use and transport options.
- (2) Development in the Master Planned Area provides for the integrated transport infrastructure network identified conceptually and in part only on **Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a bicycle and pedestrian infrastructure network comprising the following:-
 - (i) the Cornmeal Creek corridor including the public pedestrian promenade;
 - (ii) the Maud Canal corridor including the public pedestrian promenade;
 - (iii) connections to the district and shire-wide bicycle and pedestrian routes;
 - (iv) local bicycle and pedestrian paths on all streets;
 - (v) bicycle and pedestrian crossings of major roads and waterways to ensure a safe and continuous movement network;
 - (vi) quality pedestrian and cyclist access to bus stops, public transport stations and streets within the walking and cycling catchments;
 - (vii) end of trip facilities to be provided at major public transport locations and as part of new and refurbished developments;
 - (viii) the Maroochy River frontage public pedestrian promenade between Cornmeal Creek and Wharf Street;
 - (b) a public transport infrastructure network and services comprising the following:-
 - (i) the dedicated transit corridor (CAMCOS);
 - (ii) a transit station and interchange (CAMCOS) that is centrally located in the Mixed Use Retail Core Area of the Maroochydore Central Precinct;
 - (iii) regional public transport including a transit interchange on Horton Parade prior to the establishment of the primary central transit station and interchange (CAMCOS);
 - (iv) public transport routes servicing areas internal and external to the Master Planned Area and including provision for local people movers, local buses and feeder services;
 - (v) frequent connections of services to other centres in the Sunshine Coast region;
 - (c) road transport infrastructure comprising the following:-
 - (i) a pedestrian dominated main street extending from Maroochy Boulevard to Aerodrome Road through the Mixed Use Retail Core Area of the Maroochydore Central Precinct;
 - (ii) a major east-west road and public transport link in the northern part of the Maroochydore Central Precinct from Plaza Parade through to Maud Street connecting the Main Street and the major north-south road;
 - (iii) an east-west road link connecting Maroochy Boulevard with the main street and the major north-south road through the Maroochydore Central Precinct;
 - (iv) a new road that extends Southern Drive to connect Amaroo Court with Maroochydore Road and an extension of Primary School Court and Pikki Street to link Southern Drive and Evans Street;
 - (v) a road connection across Maroochy Boulevard mid-way between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochydore Central Precinct and Sunshine Cove;
 - (vi) major public parking facilities particularly additional public parking facilities in the Maroochydore Central Precinct.

10.2.2.14 Strategic Outcome 11 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area Major Infrastructure Elements)** that incorporate the following:-
- (a) community facilities infrastructure;
 - (b) urban open space infrastructure;
 - (c) electricity and telecommunications infrastructure;
 - (d) integrated urban water cycle management infrastructure.
- (2) Development in the Master Planned Area provides for community facilities infrastructure which comprises the following:-

- (a) land for a proposed regional arts and convention centre and international hotel in the Maroochydore Central Precinct;
 - (b) land for a proposed regional library, local community centre, meeting spaces and administration space in the Maroochydore Central Precinct;
 - (c) other community infrastructure and services that meet the needs of the residents of the Master Planned Area and the Sunshine Coast region.
- (3) Development in the Master Planned Area provides for urban open space infrastructure which comprises the following:-
- (a) land for a civic plaza co-located with the community facilities infrastructure in the Maroochydore Central Precinct;
 - (b) land for a transit plaza co-located with the transit station and interchange (CAMCOS) and inter-linked with the civic plaza in the Maroochydore Central Precinct;
 - (c) land for a public amphitheatre located in the northern part of the Urban Open Space Area of the Maroochydore Central Precinct;
 - (d) land for a local recreation park located in the central part of the Urban Open Space Area of the Maroochydore Central Precinct;
 - (e) land for a district recreation park located in the southern part of the Urban Open Space Area of the Maroochydore Central Precinct;
 - (f) other infrastructure and services in the Urban Open Space Area of the Maroochydore Central Precinct to provide for a range of active and passive informal recreation activities and community gathering spaces.
- (4) Development in the Master Planned Area provides for the establishment of a world class telecommunications infrastructure network.
- (5) Development in the Master Planned Area provides for electricity infrastructure and integrated urban water cycle management infrastructure comprising water supply infrastructure, sewerage infrastructure and stormwater infrastructure that enables the sustainable and innovative management of waste, water, energy and other natural resources.
- (6) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
- (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
 - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
 - (c) to minimise the overall life cycle costs of the infrastructure and the network;
 - (d) to achieve a high level of environmental performance;
 - (e) to be provided ahead of or in conjunction with the early stages of development.

10.2.3 Master Planned Area Precincts and Sub-precincts

10.2.3.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided;
- (2) the ~~level of assessment of development category of development and assessment~~ in the Master Planned Area;
- (3) the assessment ~~criteria for development being the following benchmarks for assessable development and the requirements for accepted development:-~~
 - ~~(a) applicable codes for self assessable development and development requiring code assessment in the Master Planned Area;~~
 - ~~(b) the provisions of Sunshine Coast Planning Scheme applicable to the Master Planned Area for development requiring impact assessment in the Master Planned Area.~~

10.2.3.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 10.2.3.2 (Master Planned Area Precincts and Sub-precincts)** as specified on **Other Plans Map OPM M4 (Maroochydore PRAC Master Planned Area Precincts and Sub-precincts)**.

Table 10.2.3.2 Master Planned Area Precincts and Sub-precincts

Column 1 Precincts	Column 2 Sub-precincts
(1) State Government Precinct	Not applicable
(2) Dalton Drive West Precinct	Not applicable
(3) Dalton Drive South Precinct	Not applicable
(4) Aerodrome Road Precinct	Not applicable
(5) Government Precinct	Not applicable
(6) Ocean Street Precinct	(a) Hospitality Area Sub-precinct
(7) Maroochydore North Precinct	Not applicable
(8) Maroochy Boulevard Precinct	Not applicable
(9) Plaza Parade Precinct	Not applicable
(10) Sunshine Plaza Precinct	Not applicable
(11) Maroochydore Central Precinct	(a) Parkland Sub-precinct
	(b) Community Facilities Sub-precinct
	(c) Retail Sub-precinct
	(d) Commercial Sub-precinct
	(e) Main Street South Sub-precinct
	(f) Main Street North Sub-precinct
	(g) Residential Sub-precinct

10.2.3.3 Tables of Assessment

10.2.3.3.1 Tables of Assessment Generally

- (1) The Tables of Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Assessment identify whether development is ~~exempt~~accepted development, self assessableaccepted development subject to requirements, assessable development requiring code assessment or assessable development requiring impact assessment.
- (3) For development being a material change of use, the Tables of Assessment also identify whether a use is:-
 - (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct; and
 - (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Assessment also identify the following:-
 - (a) ~~applicable codes for development requiring self assessment and code assessment~~assessment benchmarks for assessable development requiring code assessment and requirements for accepted development subject to requirements;
 - (b) the provisions of *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for assessable development requiring impact assessment.

Editor's note—Schedule 11 of the Planning Regulation 2017 also identifies the matters that assessable development requiring code assessment must have regard to.

Editor's note—Schedule 12 of the Planning Regulation 2017 also identifies the matters that assessable development requiring impact assessment must have regard to.
- (5) The Tables of Assessment are listed in **Table 10.2.3.3A (Development Type and Tables of Assessment)**.

Table 10.2.3.3A Development Type and Tables of Assessment

Column 1 Sub-section	Column 2 Development Type	Column 3 Development Assessment Table
10.2.3.3.2	Precinct and Sub-precinct Tables of Assessment Material Change of Use	State Government Precinct Table of Assessment (Table 10.2.3.3B) Dalton Drive West Precinct Table of Assessment (Table 10.2.3.3C) Dalton Drive South Precinct Table of Assessment (Table 10.2.3.3D) Aerodrome Road Precinct Table of Assessment (Table 10.2.3.3E) Government Precinct Table of Assessment (Table 10.2.3.3F) Ocean Street Precinct Table of Assessment (Table 10.2.3.3G) Maroochydore North Precinct Table of Assessment (Table 10.2.3.3H) Maroochy Boulevard Precinct Table of Assessment (Table 10.2.3.3I) Plaza Parade Precinct Table of Assessment (Table 10.2.3.3J) Sunshine Plaza Precinct Table of Assessment (Table 10.2.3.3K) Maroochydore Central Precinct Table of Assessment (Table 10.2.3.3L)
10.2.3.3.3	Other Tables of Assessment Reconfiguring a Lot Building Work Operational Work	Reconfiguring a Lot Table of Assessment (Table 10.2.3.3M) Building Work (where not associated with a Material Change of Use) Table of Assessment (Table 10.2.3.3N) Operational Work (whether or not associated with a Material Change of Use) Table of Assessment (Table 10.2.3.3O)

10.2.3.3.2 Tables of Assessment for Material Change of Use

Table 10.2.3.3B State Government Precinct Table of Assessment

STATE GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>assessable development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 2009-2017</u> specifies a different level of assessment <u>category of development and assessment</u> .			
Defined Use	Level _____ of Assessment	Category of development _____ and assessment ²	Assessment Criteria <u>benchmarks for assessable development and requirements for accepted development</u>
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	Self _____ assessable <u>Accepted development</u>		<ul style="list-style-type: none"> Caretaker's accommodation code
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code
Community residence	Self <u>assessable Accepted development</u>	<ul style="list-style-type: none"> Community _____ residence code <u>Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u> 	<ul style="list-style-type: none">
Multiple dwelling (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Residential care facility (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater

² Applicants should note that building work that is accepted development or accepted development subject to requirements under the structure plan may still be assessable development under the Building Code of Australia and the Building Regulation 2006 (Note: building work that is a 'building assessment provision' is only assessable against the Building Regulation 2006).

STATE GOVERNMENT PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable-assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 2009-2017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level of Assessment Category of development and assessment ²	Assessment Criteria benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Residential care facility and retirement facility code <p>than 2 sStores in height</p> <ul style="list-style-type: none"> Prescribed other development codes
Resort complex	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Retirement facility (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code <ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater than 2 sStores in height Prescribed other development codes
Rooming accommodation	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Short term accommodation (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Business activities		
Adult store if:- <i>(a) in an existing building; and</i> <i>(b) not located in an adult store sensitive use area.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Adult store if <i>(a) not in an existing building; and</i> <i>(b) not located in an adult store sensitive use area not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Adult store if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Car wash (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Food and drink outlet if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Food and drink outlet if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Function facility (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Funeral parlour (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Garden centre if:- <i>(a) in an existing building; and</i> <i>(b) having a gross leasable floor area not</i>	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code

STATE GOVERNMENT PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable-assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 2009-2017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level of Assessment Category of development and assessment ²	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
exceeding 450m ² . (Consistent use)		
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Garden centre if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Health care services if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Home based business if:- (a) for a home office; and (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	ExemptAccepted development	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or	ExemptAccepted development	<ul style="list-style-type: none"> <u>No requirements applicable</u>

STATE GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable-assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable-assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009-2017 specifies a different level of assessment category of development and assessment .			
Defined Use	Level of Assessment Category of development and assessment ²	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
<i>controlled land. (Consistent use)</i>			
Market if not otherwise specified. (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Market code Safety and security code 	<ul style="list-style-type: none"> Transport and parking code Waste management code
Office if in an existing building. (Consistent use)	Self assessableAccepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Office if not otherwise specified. (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Sales office	Self assessableAccepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Sales office code 	
Service station (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Service station code 	<ul style="list-style-type: none"> Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	Self assessableAccepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Shop if for a department store. (Inconsistent use)	Impact assessableassessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Shop if not otherwise specified. (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Shopping centre if involving a department store. (Inconsistent use)	Impact assessableassessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Theatre (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Industrial activities			
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self assessableAccepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code assessableassessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Service industry if not otherwise specified. (Inconsistent use)	Impact assessableassessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Community activities			

STATE GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable-assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable-assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009-2017 specifies a different level of assessment category of development and assessment .			
Defined Use	Level Assessment Category of development and assessment ²	Assessment Criteria benchmarks for assessable development and requirements for accepted development	
Child care centre <i>if in an existing building.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (§section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Child care centre code • Transport and parking code 	
Child care centre <i>if not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Child care centre code 	<ul style="list-style-type: none"> • Prescribed other development codes
Community care centre (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> • No requirements applicable 	
Community use <i>if in an existing building.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Community use <i>if not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Educational establishment <i>if in an existing building.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Educational establishment <i>if not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Emergency services (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Hospital (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Place of Worship (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code 	<ul style="list-style-type: none"> • Prescribed other development codes
Sport and recreation activities			
Club <i>if in an existing building.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (§section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Club <i>if not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation <i>if in an existing building.</i> (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (§section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Indoor sport and recreation <i>if not otherwise specified.</i> (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes

STATE GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable-assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable-assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009-2017 specifies a different level of assessment category of development and assessment .			
Defined Use	Level of Assessment Category of development and assessment ²	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by an-or on behalf of the Council. (Consistent use)			
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Park (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> • <u>No requirements applicable</u> 	
Other activities			
Parking station (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> • <u>No requirements applicable</u> 	
Major electricity infrastructure if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Utility code 	<ul style="list-style-type: none"> • Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Telecommunications facility code 	<ul style="list-style-type: none"> • Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Utility installation if for a local utility. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> • <u>No requirements applicable</u> 	
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other defined uses in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

Table 10.2.3.3C Dalton Drive West Precinct Table of Assessment

DALTON DRIVE WEST PRECINCT			
1. Development identified in a table of assessment as self-assessable accepted development subject to requirements or code-assessable assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009 2017 specifies a different level of assessment category of development and assessment .			
Defined Use	Level of Assessment Category of development and assessment ³	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	Self assessable Accepted development	• Caretaker's accommodation code	• Transport and parking code
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Caretaker's accommodation code	• Nuisance code • Transport and parking code
Community residence (Consistent use)	Self assessable Accepted development	• Community residence code <u>Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u>	
Multiple dwelling (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Residential care facility (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 storeys in height • Prescribed other development codes
Retirement facility (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 storeys in height • Prescribed other development codes
Resort complex	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Rooming accommodation	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Short term accommodation (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi unit residential uses code	• Prescribed other development codes
Business activities			
Adult store if:- (a) in an existing building; and (b) not located in an adult store sensitive use area. (Consistent use)	Self assessable Accepted development	• Maroochydore structure plan area code (Sssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Adult store if:- (a) not in an existing building; and (b) not located in an adult store sensitive use area. not otherwise specified. (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Adult store if not otherwise specified.	Impact assessment	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master	

³ Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

DALTON DRIVE WEST PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ **development requiring impact assessment** except where the ~~Sustainable-Planning Regulation 2009/2017~~ specifies a different ~~level-of-assessment~~ **category of development and assessment**.

Defined Use	Level-of-Assessment Category of development and assessment ³	Assessment Criteria benchmarks for assessable development and requirements for accepted development
<i>(Inconsistent use)</i>		<u>Planned Area</u>
Car wash <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Food and drink outlet if in an existing building. <i>(Consistent use)</i>	Self <u>assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Food and drink outlet if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Function facility <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Funeral parlour <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Garden centre if:- (a)(c) in an existing building; and (b)(d) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Self <u>assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Garden centre if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Self <u>assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes
Hardware and trade supplies if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. <i>(Consistent use)</i>	Self <u>assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Health care services if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed development codes • other development codes

DALTON DRIVE WEST PRECINCT

1. Development identified in a table of assessment as ~~self-assessable~~ accepted development subject to requirements or ~~code-assessable~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009 ~~2017~~ specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ³	Assessment Criteria benchmarks for assessable development and requirements for accepted development
		design code
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business use and centre design code Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Market if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Market code Safety and security code Transport and parking code Waste management code
Office if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Office if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Sales office (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Sales office code
Service station (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Service station code Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Shop if for a department store. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Shop if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Shopping centre if	Impact	<ul style="list-style-type: none"> Maroochydore PRAC structure plan

DALTON DRIVE WEST PRECINCT

1. Development identified in a table of assessment as ~~self-assessable~~ accepted development subject to requirements or ~~code-assessable~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment ³	Assessment Criteria benchmarks for assessable development and requirements for accepted development
<i>involving a department store. (Inconsistent use)</i>	<u>assessable</u> assessment	<ul style="list-style-type: none"> Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Showroom if:- (a) <i>for a home maker centre on Lot 1 SP 239528 and not exceeding a gross leasable floor area of 15,000m²; or</i> (b) <i>on a lot other than Lot 1 SP 239528 and not exceeding a gross leasable floor area of 3,000m² per tenancy. (Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Showroom if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Theatre (Consistent use)	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Veterinary services if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>S</u>section 10.2.5.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Veterinary services if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Industrial activities		
Service industry if:- (a) <i>in an existing building; and</i> (b) <i>having a gross leasable floor area not exceeding 450m². (Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Service industry if:- (a) <i>not in an existing building; and</i> (b) <i>having a gross leasable floor area not exceeding 450m². (Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Service industry if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Child care centre code Transport and parking code
Child care centre if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code <ul style="list-style-type: none"> Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed other development codes
Community use if:- (a) <i>located on Council owned or controlled land; and</i>	<u>Exempt</u> <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>

DALTON DRIVE WEST PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ **development requiring impact assessment** except where the ~~Sustainable-Planning Regulation 2009~~2017 specifies a different ~~level-of-assessment~~**category of development and assessment**.

Defined Use	Level-of-Assessment Category of development and assessment ³	Assessment Criteria benchmarks for assessable development and requirements for accepted development
(b) undertaken by or on behalf of the Council. (Consistent use)		
Community use if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Community use if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Educational establishment if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Educational establishment if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Emergency services (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Hospital (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Place of worship (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Sport and recreation activities		
Club if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Club if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other development codes
Indoor sport and recreation if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.5.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by on on behalf of the Council. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other development codes
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code <ul style="list-style-type: none"> Prescribed development codes other development codes

DALTON DRIVE WEST PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 2009/2017</u> specifies a different level of assessment <u>category of development and assessment</u> .			
Defined Use	Level of Assessment Category of development and assessment ³	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
		<ul style="list-style-type: none"> Business uses and centre design code 	
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	<u>Exempt/ Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable 	
Major electricity infrastructure if not otherwise specified.	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Telecommunications facility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Utility installation if for a local utility. (Consistent use)	<u>Exempt/ Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable 	
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other uses defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

Table 10.2.3.3D Dalton Drive South Precinct Table of Assessment

DALTON DRIVE SOUTH PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>assessable development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 2009/2017</u> specifies a different level of assessment <u>category of development and assessment</u> .			
Defined Use	Level of Assessment Category of development and assessment ⁴	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	<u>Self assessable/ Accepted development</u>	<ul style="list-style-type: none"> Caretaker's accommodation code 	
Caretaker's accommodation if not	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code

⁴ Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

DALTON DRIVE SOUTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable/assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessment/category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁴	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>otherwise specified. (Consistent use)</i>		<ul style="list-style-type: none"> Caretaker's accommodation code
Community residence <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation
Dwelling unit <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Multiple dwelling <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Residential care facility <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code <ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater than 2 sStoreys in height Prescribed other development codes
Retirement facility <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code <ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater than 2 sStoreys in height Prescribed other development codes
Rooming accommodation <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Short term accommodation <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi unit residential uses code <ul style="list-style-type: none"> Prescribed other development codes
Business activities		
Home based business if:- <i>(a) for a home office; or (b) Involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)</i>	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. <i>(Inconsistent use)</i>	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sales office	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Sales office code
Shop if for a corner store. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Shop if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre if in an existing building. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30)

DALTON DRIVE SOUTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 2009/2017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁴	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Child care centre code Transport and parking code
Child care centre if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code <ul style="list-style-type: none"> Prescribed other development codes
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable
Community use if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Community use if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Community activities code <ul style="list-style-type: none"> Prescribed other development codes
Educational establishment if in an existing building. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Educational establishment if not otherwise specified. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Community activities code <ul style="list-style-type: none"> Prescribed other development codes
Emergency services (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Community activities code <ul style="list-style-type: none"> Prescribed other development codes
Place of worship (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Community activities code <ul style="list-style-type: none"> Prescribed other development codes
Sport and recreation activities		
Park (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable
Major electricity infrastructure if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Substation (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Utility code <ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code Telecommunications facility code <ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Utility installation if for a local utility. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable
Utility installation if not otherwise specified.	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan

DALTON DRIVE SOUTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable~~assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 20092017 specifies a different ~~level-of-assessment~~category of development and assessment.

Defined Use	<u>Level-of-Assessment</u> <u>Category of</u> <u>development and</u> <u>assessment</u> ⁴	<u>Assessment</u> <u>Criteria</u> <u>benchmarks for assessable development and</u> <u>requirements for accepted development</u>
<i>(Inconsistent use)</i>		<ul style="list-style-type: none"> Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<i>Other defined uses</i>		
All other uses defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.2.3.3E Aerodrome Road Precinct Table of Assessment

AERODROME ROAD PRECINCT			
1. Development identified in a table of assessment as <u>self-assessable-accepted development subject to requirements</u> or <u>code assessable-development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is <u>impact assessable-development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 20092017</u> specifies a different <u>level-of-assessmentcategory of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment⁵	Assessment Criteria/benchmarks for assessable development and accepted development	
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	Self assessableAccepted development	• Caretaker's accommodation code	
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Caretaker's accommodation code	• Nuisance code • Transport and parking code
Community residence (Consistent use)	Self assessableAccepted development	• <u>Community residence code</u> <u>Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u>	
Multiple dwelling (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Residential care facility (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Resort complex (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Retirement facility (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Rooming accommodation (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Short term accommodation	Code assessableassessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Business activities			
Adult store if:- <u>(a) in an existing building;</u> <u>and</u> <u>(b) not located in an adult store sensitive use area.</u> (Consistent use)	Self assessableAccepted development	• Maroochydore structure plan area code (<u>Ss</u> section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Adult store if:- <u>(a) not in an existing building; and</u> <u>(b) not located in an adult store sensitive use area.</u> <u>-not otherwise specified.</u> (Consistent use)	Code assessableassessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Adult store if not otherwise specified.	Impact assessment	• <u>Maroochydore PRAC structure plan</u>	• <u>Sunshine Coast Planning Scheme as applicable to the</u>

⁵ Applicants should note that building work that is accepted development or accepted development subject to requirements in the tables of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

AERODROME ROAD PRECINCT

1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level-of-assessment/category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁵	Assessment Criteria/benchmarks for assessable development and accepted development	
<i>(Inconsistent use)</i>			Master Planned Area
Car wash <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet <i>if in an existing building.</i> <i>(Consistent use)</i>	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) • Transport and parking code 	
Food and drink outlet <i>if not otherwise specified.</i> <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Function facility <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Funeral parlour <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre <i>if:-</i> <i>(a) in an existing building;</i> <i>and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) • Transport and parking code 	
Garden centre <i>if:-</i> <i>(a) not in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Hardware and trade supplies <i>if:-</i> <i>(a) in an existing building;</i> <i>and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) • Transport and parking code 	
Hardware and trade supplies <i>if:-</i> <i>(a) not in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Health care services <i>if in an existing building.</i> <i>(Consistent use)</i>	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) • Transport and parking code 	
Health care services <i>if not otherwise specified.</i> <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre 	<ul style="list-style-type: none"> • Prescribed other development codes

AERODROME ROAD PRECINCT

1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is impact assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁵	Assessment Criteria	benchmarks for assessable development and accepted development
		design code	
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	<u>Exempt development</u>		<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	<u>Self assessable development</u>		<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. (Inconsistent use)	<u>Impact assessable assessment</u>		<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business use and centre design code 	<ul style="list-style-type: none"> Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt development</u>		<ul style="list-style-type: none"> <u>No requirements applicable</u>
Market if not otherwise specified.	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Market code Safety and security code 	<ul style="list-style-type: none"> Transport and parking code Waste management code
Office if in an existing building. (Consistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection10.2.5.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Office if not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Sales office	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Sales office code 	
Service station (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Service station code 	<ul style="list-style-type: none"> Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Shop if for a department store. (Inconsistent use)	<u>Impact assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Shop if not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Shopping centre if involving a department store.	<u>Impact assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

AERODROME ROAD PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁵	Assessment Criteria	benchmarks for assessable development and accepted development
<i>(Inconsistent use)</i>			
Showroom if:- (a) forming part of a mixed use development; and (b) having a gross leasable floor area not exceeding 3,000m ² . <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Showroom if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Theatre <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Veterinary services if in an existing building. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Veterinary services if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Industrial activities			
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Service industry if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Community activities			
Child care centre if in an existing building. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Child care centre code Transport and parking code 	
Child care centre if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed other development codes
Community care centre <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development code
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. <i>(Consistent use)</i>	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Community use if in an existing building. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	

AERODROME ROAD PRECINCT

1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the Sustainable-Planning Regulation 20092017 specifies a different level-of-assessmentcategory of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁵	Assessment Criteria benchmarks for assessable development and accepted development
Community use if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other
Educational establishment if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Educational establishment if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other
Emergency services (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other
Hospital (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other
Place of worship (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other
Sport and recreation activities		
Club if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Club if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Indoor sport and recreation if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park (Consistent use)	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Other activities		
Parking station (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Major electricity infrastructure if for underground high voltage sub transmission	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>

AERODROME ROAD PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code assessable <u>development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009-2017 specifies a different <u>level-of-assessment/category of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment ⁵	Assessment Criteria	benchmarks for assessable development and accepted development
<i>powerlines and associated transition structures. (Consistent use)</i>			
Major electricity infrastructure if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Telecommunications facility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Utility installation if for a local utility. (Consistent Use)	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other uses defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

Table 10.2.3.3F Government Precinct Table of Assessment

GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>assessable development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009-2017 specifies a different <u>level-of-assessment/category of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment ⁶	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> Caretaker's accommodation code 	
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code
Community residence (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> <u>Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u> 	
Multiple dwelling	Code	<ul style="list-style-type: none"> Maroochydore structure plan 	<ul style="list-style-type: none"> Prescribed other

⁶ Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessed against the *Building Regulation 2006*).

GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements , or code-assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable <u>assessable development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009-2017 specifies a different level of assessment <u>category of development and assessment</u> .			
Defined Use	Level-of-Assessment/Category of development and assessment ⁶	Assessment	Criteria/benchmarks for assessable development and requirements for accepted development
(Consistent use)	<u>assessable</u> assessment	area code • Multi-unit residential uses code	development codes
Residential care facility (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Resort complex	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Retirement facility (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Rooming accommodation (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Short term accommodation	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Business activities			
Adult store if:- (a) <u>in an existing building;</u> <u>and</u> (b) <u>not located in an adult store sensitive use area.</u> (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	• Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Adult store if:- (a) <u>not in an existing building; and</u> (b) <u>not located in an adult store sensitive use area, not otherwise specified.</u> (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Adult store if not otherwise specified. (Inconsistent use)	<u>Impact assessment</u>	• <u>Maroochydore PRAC structure plan</u> • <u>Sunshine Coast Planning Scheme as applicable to the Master Planned area</u>	
Bar (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Car wash (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Food and drink outlet if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	• Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code	
Food and drink outlet if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Function facility (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code	• Prescribed other development codes

GOVERNMENT PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009-2017 specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level-of-Assessment <u>Category of development and assessment</u> ⁶	Assessment <u>Criteria/benchmarks for assessable development and requirements for accepted development</u>
		<ul style="list-style-type: none"> Business uses and centre design code
Funeral parlour (Consistent use)	Code <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Garden centre if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self <u>assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Garden centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self <u>assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. (Consistent use).	Self <u>assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Health care services if not otherwise specified. (Consistent use)	Code <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	Exempt <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	Self <u>assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Home based business code

GOVERNMENT PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 2009-2017~~ specifies a different ~~level-of-assessment~~ category of development and assessment.

Defined Use	Level-of-Assessment <u>Category of development and assessment</u> ⁶	Assessment <u>Criteria/benchmarks for assessable development and requirements for accepted development</u>
Home based business <i>if for a high impact home based business activity. (Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market <i>if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)</i>	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Market <i>if not otherwise specified. (Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Market code • Safety and security code • Transport and parking code • Waste management code
Nightclub entertainment facility <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Office <i>if in an existing building. (Consistent use)</i>	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Office <i>if not otherwise specified. (Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Sales office code
Service station <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Service station code • Prescribed other development codes
Shop <i>if- (a) in an existing building; and (b) not for a department store. (Consistent use)</i>	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Shop <i>if for a department store. (Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Shop <i>if not otherwise specified. (Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre <i>if not involving a department store. (Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre <i>if involving a department store. (Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Theatre <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Veterinary services <i>if in an existing building. (Consistent use)</i>	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code

GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> , or code-assessable <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable <u>assessable development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 2009-2017</u> specifies a different level of assessment <u>category of development and assessment</u> .			
Defined Use	Level of Assessment <u>Category of development and assessment</u> ⁶	Assessment <u>Criteria/benchmarks for assessable development and requirements for accepted development</u>	
Veterinary services if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed development codes other
Industrial activities			
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed development codes other
Service industry if not otherwise specified. (Inconsistent use)	Impact <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Community activities			
Child care centre if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Child care centre code Transport and parking code 	
Child care centre if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed development codes other
Community care centre (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. (Consistent use)	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Community use if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Community use if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Educational establishment if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Educational establishment if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Emergency services (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Hospital (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Place of worship (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Prescribed development codes other

GOVERNMENT PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable-assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable-assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009-2017 specifies a different level-of-assessment category of development and assessment .			
Defined Use	Level-of-Assessment	Category of development and assessment ⁶	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
			<ul style="list-style-type: none"> Community activities code
Sport and recreation activities			
Club if in an existing building. (Consistent use)	Self assessable/ Accepted development		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Club if not otherwise specified. (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation if in an existing building. (Consistent use)	Self assessable/ Accepted development		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact assessable/ assessment		<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park (Consistent use)	Exempt/ Accepted development		<ul style="list-style-type: none"> No requirements applicable
Other activities			
Parking station (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt/ Accepted development		<ul style="list-style-type: none"> No requirements applicable
Major electricity infrastructure if not otherwise specified	Impact assessable/ assessment		<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Substation (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code assessable/ assessment		<ul style="list-style-type: none"> Maroochydore structure plan area code Telecommunications facility code Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact assessable/ assessment		<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Utility Installation if for a	Exempt/ Accepted		<ul style="list-style-type: none"> No requirements applicable

GOVERNMENT PRECINCT		
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Defined Use	Level-of-Assessment Category of development and assessment ⁶	Assessment Criteria# benchmarks for assessable development and requirements for accepted development
<i>local utility. (Consistent use)</i>	<u>development</u>	
Utility Installation <i>if not otherwise specified. (Inconsistent use)</i>	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other defined uses		
All other uses defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.2.3.3G Ocean Street Precinct Table of Assessment

OCEAN STREET PRECINCT		
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable <u>development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable <u>assessable development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009-2017 specifies a different level-of-assessment <u>category of development and assessment</u> .		
Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment Criteria# benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation <i>if in an existing building. (Consistent use)</i>	Self <u>assessableAccepted development</u>	<ul style="list-style-type: none"> Caretaker's accommodation code
Caretaker's accommodation <i>if not otherwise specified. (Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence <i>(Consistent use)</i>	Self <u>assessableAccepted development</u>	<ul style="list-style-type: none"> Community residence code <u>Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u>
Multiple dwelling <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code Prescribed other development codes
Residential care facility <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 sStores in height Prescribed other development codes
Resort complex <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code Prescribed other development codes
Retirement facility <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 sStores in height Prescribed other development codes
Rooming accommodation <i>(Consistent use)</i>	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Prescribed other development codes

⁷ Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

OCEAN STREET PRECINCT			
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Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Multi-unit residential uses code 	
Short accommodation term	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Business activities			
Adult store if: (a) <u>in an existing building;</u> <u>and</u> (b) <u>not located in the adult store sensitive use area.</u> (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Adult store if:- (a) <u>not in an existing building; and</u> (b) <u>not located in the adult store sensitive use area, not otherwise specified.</u> (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Adult store if not otherwise specified. (Inconsistent use)	<u>Impact assessment</u>	<ul style="list-style-type: none"> <u>Maroochydore PRAC structure plan</u> <u>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</u> 	
Bar if:- (a) <u>in an existing building;</u> <u>and</u> (b) <u>located in the Ocean Street – Hospitality Area Sub-precinct.</u>	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Bar if not otherwise specified.	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Car wash (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Food and drink outlet if in an existing building (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Food and drink outlet if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Function facility (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Funeral parlour (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Garden centre if:- (a) <u>in an existing building;</u> <u>and</u> (b) <u>having a gross leasable floor area not exceeding 450m².</u> (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Garden centre if:- (a) <u>not in an existing</u>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Prescribed other development codes

OCEAN STREET PRECINCT

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Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
<i>building; and (b) having a gross leasable floor area not exceeding 450m². (Consistent use)</i>		• Business uses and centre design code	
Garden centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable Accepted development</u>	• Maroochydore structure plan area code (<u>S</u> section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Health care services if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>	• Maroochydore structure plan area code (<u>S</u> section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code	
Health care services if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>	
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	<u>Self assessable Accepted development</u>	• Home based business code	
Home based business if for a high impact home based business activity. (Inconsistent use)	Impact <u>assessable assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Hotel (Consistent use)	Code <u>assessable assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>	
Market if not otherwise	Code assessable	• Market code	• Transport and parking code

OCEAN STREET PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessment-category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>specified. (Consistent use)</i>	<u>assessment</u>	<ul style="list-style-type: none"> • Safety and security code • Waste management code
Nightclub entertainment facility if located in the Ocean Street – Hospitality Area Sub-precinct. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Nightclub entertainment facility if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Office if in an existing building. (Consistent use)	Self assessableAccepted <u>development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Office if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office	Self assessableAccepted <u>development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Sales office code
Service station (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Service station code • Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	Self assessableAccepted <u>development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Shop if for a department store. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Shop if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre if involving a department store. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Theatre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Veterinary services if in an existing building. (Consistent use)	Self assessableAccepted <u>development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Veterinary services if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Industrial activities		
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not	Self assessableAccepted <u>development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code

OCEAN STREET PRECINCT			
1. Development identified in a table of assessment as <u>self-assessable-accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is <u>impact assessable development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 20092017</u> specifies a different <u>level-of-assessment-category of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment <u>Criteria/benchmarks for assessable development and requirements for accepted development</u>	
exceeding 450m ² . (Consistent use)			
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Service industry if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Community activities			
Child care centre if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30</u>) Child care centre code Transport and parking code 	
Child care centre if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. (Consistent use)	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Community use if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) Transport and parking code 	
Community use if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Educational establishment if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30</u>) Transport and parking code 	
Educational establishment if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Hospital (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Place of worship (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Sport and recreation activities			
Club if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30</u>) Transport and parking code 	
Club if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation uses code Prescribed other development codes
Indoor sport and	<u>Self</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (<u>§section 10.2.4.3:</u> 	

OCEAN STREET PRECINCT			
1. Development identified in a table of assessment as <u>self-assessable-accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is <u>impact assessable development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 20092017</u> specifies a different <u>level-of-assessmentcategory of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment ⁷	Assessment <u>Criteria</u> <u>benchmarks for assessable development and requirements for accepted development</u>	
recreation if in an existing building. (Consistent use)	<u>assessable</u> <u>Accepted</u> <u>development</u>	AO27.1, AO27.2, AO29 and AO30) • Transport and parking code	
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code <u>assessable</u> <u>assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code <u>assessable</u> <u>assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Park (Consistent use)	<u>Exempt</u> <u>Accepted</u> <u>development</u>	• <u>No requirements applicable</u>	
Other activities			
Parking station (Consistent use)	Code <u>assessable</u> <u>assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures (Consistent use)	<u>Exempt</u> <u>Accepted</u> <u>development</u>	• <u>No requirements applicable</u>	
Major electricity infrastructure if not otherwise specified (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Substation (Consistent use)	Code <u>assessable</u> <u>assessment</u>	• Maroochydore structure plan area code • Utility code	• Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code <u>assessable</u> <u>assessment</u>	• Maroochydore structure plan area code • Telecommunications facility code	• Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Utility installation if for a local utility. (Consistent use)	<u>Exempt</u> <u>Accepted</u> <u>development</u>	• <u>No requirements applicable</u>	
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Other defined uses			
All other uses defined in Schedule 1 (Definitions) (inconsistent use)	Impact <u>assessable</u> <u>assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Undefined uses			

OCEAN STREET PRECINCT		
<p>1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable <u>development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 20092017 specifies a different level-of-assessment<u>category of development and assessment</u>.</p>		
Defined Use	<u>Level-of-Assessment</u> <u>Category of development and assessment</u> ⁷	Assessment <u>Criteria</u> <u>benchmarks for assessable development and requirements for accepted development</u>
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.2.3.H Maroochydore North Precinct Table of Assessment

MAROOCHYDORE NORTH PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact-assessable assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level-of-assessment category of development and assessment .			
Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	Self assessable Accepted development	• Caretaker's accommodation code	
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Caretaker's accommodation code	• Nuisance code • Transport and parking code
Community residence (Consistent use)	Self assessable Accepted development	• Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation	
Multiple dwelling (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Residential care facility (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Resort complex	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Retirement facility (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Rooming accommodation (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Short term accommodation (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Business activities			
Adult store if:- (a) in an existing building; and (b) not located in an adult store sensitive use area. (Consistent use)	Self assessable Accepted development	• Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Adult store if:- (a) not in an existing building; and (b) not located in an adult store sensitive use area. not otherwise specified. (Consistent use)	Code assessable assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes

⁸ Applicants should note that building work that is ~~accepted development or accepted development subject to requirements in the table of assessment~~ may still be assessable ~~development~~ under the Building Code of Australia and the Building Regulation 2006 (Note: building work that is a 'building assessment provision' is only assessable against the Building Regulation 2006)

MAROOCHYDRE NORTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable~~~~assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ ~~assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Adult store if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Car wash <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet if in an existing building. <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Food and drink outlet if not otherwise specified. <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Function facility <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Funeral parlour <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if:- <i>(a) in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Garden centre if:- <i>(a) not in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- <i>(a) in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Hardware and trade supplies if:- <i>(a) not in an existing building; and</i> <i>(b) having a gross leasable floor area not exceeding 450m².</i> <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable assessment	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Health care services if not	Code	<ul style="list-style-type: none"> • Maroochydore structure plan • Prescribed other

MAROOCHYDORE NORTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ assessable development requiring impact assessment except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different level-of-assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
<i>otherwise specified. (Consistent use)</i>	<u>assessable</u> assessment	area code • Business uses and centre design code	development codes
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	<u>Exempt</u> <u>Accepted</u> development	• <u>No requirements applicable</u>	
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	<u>Self assessable</u> <u>Accepted</u> development	• <u>Home based business code</u>	
Home based business if for a high impact home based business activity. (Inconsistent use)	Impact <u>assessable</u> assessment	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Hotel	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt</u> <u>Accepted</u> development	• <u>No requirements applicable</u>	
Market if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	• Market code • Safety and security code	• Transport and parking code • Waste management code
Office if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted</u> development	• Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code	
Office if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Sales office	<u>Self assessable</u> <u>Accepted</u> development	• Maroochydore structure plan area code (<u>S</u> section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Sales office code	
Shop if- (a) in an existing building; and (b) not for a department store. (Consistent use)	<u>Self assessable</u> <u>Accepted</u> development	• Maroochydore structure plan area code (<u>S</u> section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code	
Shop if for a department store. (Inconsistent use)	Impact <u>assessable</u> assessment	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Shop if not otherwise specified. (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	Code <u>assessable</u> assessment	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Shopping centre if involving a department store.	Impact <u>assessment</u> <u>assessable</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	

MAROOCHYDRE NORTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ assessable development requiring impact assessment except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different level-of-assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>(Inconsistent use)</i>		
Theatre <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other development codes
Veterinary services if in an existing building. <i>(Consistent use)</i>	Self <u>assessable</u> <u>Accepted</u> development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Veterinary services if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other development codes
Industrial activities		
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Self <u>assessable</u> <u>Accepted</u> development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other development codes
Service industry if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre if in an existing building. <i>(Consistent use)</i>	Self <u>assessable</u> <u>Accepted</u> development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Child care centre Code Transport and parking code
Child care centre if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code <ul style="list-style-type: none"> Prescribed development codes other development codes
Community care centre <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. <i>(Consistent use)</i>	Exempt <u>Accepted</u> development	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Community use if in an existing building. <i>(Consistent use)</i>	Self <u>assessable</u> <u>Accepted</u> development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Community use if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes
Educational establishment if in an existing building. <i>(Consistent use)</i>	Self <u>assessable</u> <u>Accepted</u> development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Educational establishment if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code <ul style="list-style-type: none"> Prescribed development codes other development codes

MAROOCHYDRE NORTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable/assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
Emergency services (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Hospital (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Place of worship (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed development codes other
Sport and recreation activities			
Club if in an existing building. (Consistent use)	Self assessable/Assessment Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Club if not otherwise specified. (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Indoor sport and recreation if in an existing building. (Consistent use)	Self assessable/Assessment Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection_10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation uses code Prescribed development codes other
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact assessable/assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Park (Consistent use)	Exempt/Assessment Accepted development	<ul style="list-style-type: none"> No requirements applicable 	
Other activities			
Parking station (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed development codes other
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structure (Consistent use)	Exempt/Assessment Accepted development	<ul style="list-style-type: none"> No requirements applicable 	
Major electricity infrastructure if not otherwise specified. (Inconsistent use)	Impact assessable/assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed development codes other
Telecommunications facility if other than a	Code assessable/assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Prescribed development codes other

MAROOCHYDORE NORTH PRECINCT

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~, or ~~code-assessable~~assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact-assessable~~ assessable development requiring impact assessment except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessment category of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment ⁸	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>freestanding tower. (Consistent use)</i>		<ul style="list-style-type: none"> Telecommunications code
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Utility installation if for a local utility. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other defined uses		
All other uses defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.2.3.31 Maroochy Boulevard Precinct Table of Assessment

MAROOCHY BOULEVARD PRECINCT			
1. Development identified in a table of assessment as <u>self assessable accepted development subject to requirements</u> or <u>code assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable development requiring impact assessment except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different <u>level of assessment category of development and assessment</u> .			
Defined Use	Level of Assessment Category of development and assessment ⁹	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Caretaker's accommodation code
Caretaker's accommodation if not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code
Community residence. (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> <u>Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u>
Multiple dwelling (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Residential care facility (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code 	<ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater than 2 sStoreys in height Prescribed other development codes
Resort complex	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Retirement facility (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Residential care facility and retirement facility code 	<ul style="list-style-type: none"> Multi-unit residential uses code if in a building greater than 2 sStoreys in height Prescribed other development codes
Rooming accommodation (Consistent use)	<u>Code assessment assessable</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Short term accommodation	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Business activities			
Adult store if:- (a) in an existing building; and (b) not located in an adult store sensitive use area. (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Adult store if:- (a) not in an existing building; and (b) not located in the adult store sensitive use area. not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Adult store if not otherwise	<u>Impact assessment</u>		<ul style="list-style-type: none"> Maroochydore PRAC structure plan

⁹ Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHEY BOULEVARD PRECINCT

1. Development identified in a table of assessment as self-assessable/accepted development subject to requirements or code-assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is impact assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment/Category of development and assessment ⁹	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>specified. (Inconsistent use)</i>		<ul style="list-style-type: none"> • <u>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</u>
Car wash (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Food and drink outlet if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Function facility (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Funeral parlour (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. (Consistent use)	<u>Self assessable/Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Health care services if not otherwise specified.	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master

MAROCHY BOULEVARD PRECINCT

1. Development identified in a table of assessment as self-assessable accepted development subject to requirements or code-assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is impact assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment ⁹	Assessment Criteria benchmarks for assessable development and requirements for accepted development
<i>(Inconsistent use)</i>		Planned Area
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. <i>(Consistent use)</i>	<u>Exempt</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. <i>(Inconsistent use)</i>	<u>Impact assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel. <i>(Consistent use)</i>	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. <i>(Consistent use)</i>	<u>Exempt</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Market if not otherwise specified.	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Market code Safety and security code Transport and parking code Waste management code
Office if in an existing building. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Office if not otherwise specified. <i>(Consistent use)</i>	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Sales office	<u>Self assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Sale Office Code
Service station <i>(Consistent use)</i>	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Service station code Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted</u> <u>development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Shop if for a department store. <i>(Inconsistent use)</i>	<u>Impact assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Shop if not otherwise specified. <i>(Consistent use)</i>	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Shopping centre if not involving a department store. <i>(Consistent use)</i>	<u>Code assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code Prescribed other development codes
Shopping centre if involving a department store.	<u>Impact assessable</u> <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

MAROOCHEY BOULEVARD PRECINCT

1. Development identified in a table of assessment as ~~self-assessable~~ accepted development subject to requirements or ~~code-assessable~~ development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact assessable~~ development requiring impact assessment except where the ~~Sustainable-Planning Regulation 2009~~ 2017 specifies a different ~~level of assessment category of development and assessment~~.

Defined Use	Level-of-Assessment/Category of development and assessment ⁹	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
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(Inconsistent use)

Showroom if each individual tenancy does not exceed a gross leasable floor area of 3,000m ² . <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
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Showroom if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
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Theatre <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
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Veterinary services if in an existing building. <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
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Veterinary services if not otherwise specified. <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
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Industrial activities

Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
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Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
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Service industry if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
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Community activities

Child care centre if in an existing building. <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Child care centre code Transport and parking code 	
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Child care centre if not otherwise specified. <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed other development codes
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Community care centre <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable 	
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Community use if in an existing building. <i>(Consistent use)</i>	Self assessable Accepted development	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
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Community use if not otherwise specified. <i>(Consistent use)</i>	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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MAROOCHEY BOULEVARD PRECINCT

1. Development identified in a table of assessment as self-assessable/accepted development subject to requirements or code-assessable/development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is impact assessable/development requiring impact assessment except where the Sustainable-Planning Regulation 2009/2017 specifies a different level-of assessment category of development and assessment.

Defined Use	Level-of Assessment/Category of development and assessment ⁹	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Educational establishment if in an existing building. (Consistent use)	<u>Self assessable/ Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Educational establishment if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code <ul style="list-style-type: none"> • Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code <ul style="list-style-type: none"> • Prescribed other development codes
Hospital (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code <ul style="list-style-type: none"> • Prescribed other development codes
Place of worship (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Community activities code <ul style="list-style-type: none"> • Prescribed other development codes
Sport and recreation activities		
Club if in an existing building. (Consistent use)	<u>Self assessable/ Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Club if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation if in an existing building. (Consistent use)	<u>Self assessable/ Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>§</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable/assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park (Consistent use)	<u>Exempt/ Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Other activities		
Parking station (Consistent use)	Code <u>assessable/ assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	<u>Exempt/ Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>

MAROOCHY BOULEVARD PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code-assessable <u>development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact <u>assessable</u> <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 20092017 specifies a different level-of assessment category of development and assessment .			
Defined Use	Level-of Assessment Category of development and assessment ⁹	Assessment Criteria benchmarks for assessable development and requirements for accepted development	
Major electricity infrastructure if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if other than a freestanding tower. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Telecommunications facility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Utility installation if for a local utility (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other uses defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

Table 10.2.3.3J Plaza Parade Precinct Table of Assessment

PLAZA PARADE PRECINCT			
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code-assessable <u>development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact <u>assessable</u> <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 20092017 specifies a different level-of assessment category of development and assessment .			
Defined Use	Level-of Assessment Category of development and assessment	Assessment Criteria benchmarks for assessable development and requirements for accepted development	
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Caretaker's accommodation code 	
Caretaker's accommodation if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code
Community residence (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> <u>Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u> 	
Multiple dwelling if located on Lot 0 SP171082 (Horton Apartments).	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Multiple dwelling if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Multi-unit residential uses code 	<ul style="list-style-type: none"> Prescribed other development codes

PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as ~~self assessable-accepted development subject to requirements~~ or ~~code-assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 2009/2017~~ specifies a different ~~level-of-assessment~~category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential care facility (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Residential care facility and retirement facility code 	<ul style="list-style-type: none"> • Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Resort complex (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Retirement facility (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Residential care facility and retirement facility code 	<ul style="list-style-type: none"> • Multi-unit residential uses code if in a building greater than 2 sStoreys in height • Prescribed other development codes
Rooming accommodation (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Short term accommodation if located on Lot 0 SP171082 (Horton Apartments).	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Short term accommodation if not otherwise specified	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • Prescribed other development codes
Business activities			
Adult store if:- (a) <u>in an existing building;</u> <u>and</u> (b) <u>not located in an adult store sensitive use area.</u> (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Adult store if:- (a) <u>not in any existing building; and</u> (b) <u>not located in an adult store sensitive use area/</u> <u>-not otherwise specified.</u> (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Adult store if not otherwise specified. (Inconsistent use)	<u>Impact assessment</u>	<ul style="list-style-type: none"> • <u>Maroochydore PRAC structure plan</u> • <u>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</u> 	
Bar (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Car wash (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Food and drink outlet if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Function facility (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre 	<ul style="list-style-type: none"> • Prescribed other development codes

PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria benchmarks for assessable development and requirements for accepted development
Funeral parlour (Consistent use)	Code <u>assessable assessment</u>	design code <ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Health care services if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code <ul style="list-style-type: none"> • Prescribed other development codes
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Home based business code
Home based business if for a high impact home	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan

PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
<i>based business activity. (Inconsistent use)</i>		<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Hotel (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt</u> <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u> 	
Market if not otherwise specified.	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Market code • Safety and security code 	<ul style="list-style-type: none"> • Transport and parking code • Waste management code
Nightclub entertainment facility (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Office if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Office if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Sales office	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Sales office code 	
Service station (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Service station code 	<ul style="list-style-type: none"> • Prescribed other development codes
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Shop if for a department store. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Shop if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Shopping centre if not involving a department store. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Shopping centre if involving a department store. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Theatre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Veterinary services if in an existing building. (Consistent use)	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (<u>S</u>section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Veterinary services if not otherwise specified.	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code 	<ul style="list-style-type: none"> • Prescribed other development codes

PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as self assessable-accepted development subject to requirements or code-assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is impact assessable development requiring impact assessment except where the Sustainable-Planning Regulation 20092017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
(Consistent use)		<ul style="list-style-type: none"> Business uses and centre design code

Industrial activities

Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
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Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
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Service industry if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
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Community activities

Child care centre if in an existing building. (Inconsistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Child care centre code Transport and parking code
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Child care centre if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed other development codes
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Community care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. (Consistent use)	<u>Exempt development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
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Community use if in an existing building. (Consistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
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Community use if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Educational establishment if in an existing building. (Consistent use)	<u>Self assessable development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
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Educational establishment if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Emergency services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Hospital (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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Place of worship (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
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PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as ~~self assessable-accepted development subject to requirements~~ or ~~code-assessable development requiring code assessment~~ that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation 20092017~~ specifies a different ~~level-of-assessmentcategory of development and assessment~~.

Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
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Sport and recreation activities

Club if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Club if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code
Indoor sport and recreation if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes
Major sport, recreation and entertainment facility if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned and controlled land; and (c) undertaken by or on behalf of the Council. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes

Major sport, recreation and entertainment facility if not otherwise specified. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
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Park (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
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Other activities

Parking station (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code • Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>

Major electricity infrastructure if not otherwise specified (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
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Substation (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Utility code • Prescribed other development codes
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Telecommunications facility if other than a freestanding tower. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Telecommunications facility code • Prescribed other development codes
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Telecommunications facility if not otherwise specified. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
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Utility installation if for a local utility	Exempt <u>Accepted development</u>	
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PLAZA PARADE PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different ~~level of assessment~~ category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria benchmarks for assessable development and requirements for accepted development
<i>(consistent use)</i>		
Utility installation <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u> <u>t</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other defined uses		
All other uses defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u> <u>t</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u> <u>t</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.2.3.3K Sunshine Plaza Precinct Table of Assessment

SUNSHINE PLAZA PRECINCT			
1. Development identified in a table of assessment as <u>self-assessable-accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is <u>impact assessable development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 2009/2017</u> specifies a different <u>level-of-assessment category of development and assessment</u> .			
Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria/benchmarks for assessable development and requirements for accepted development	
Residential activities			
Caretaker's accommodation if in an existing building. (Consistent use)	<u>Self assessable/ Accepted development</u>	• Caretaker's accommodation code	
Caretaker's accommodation if not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Caretaker's accommodation code	• Nuisance code • Transport and parking code
Multiple dwelling (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Residential care facility (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 storeys in height • Prescribed other development codes
Resort complex (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Retirement facility (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Residential care facility and retirement facility code	• Multi-unit residential uses code if in a building greater than 2 storeys in height • Prescribed other development codes
Rooming accommodation (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Short term accommodation	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Multi-unit residential uses code	• Prescribed other development codes
Business activities			
Adult store if:- (a) in an existing building; and (b) not located in an adult store sensitive use area. (Consistent use)	<u>Self assessable/ Accepted development</u>	• Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code	
Adult store if:- (a) not in an existing building; and (b) not located in an adult store sensitive use area. -not otherwise specified. (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes
Adult store if not otherwise specified. (Inconsistent use)	<u>Impact assessment</u>	• Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Bar (Consistent use)	<u>Code assessable assessment</u>	• Maroochydore structure plan area code • Business uses and centre design code	• Prescribed other development codes

SUNSHINE PLAZA PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Car wash (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Food and drink outlet if:- (a) in an existing building; or (b) on Lot 60 RP862779, Lot 61 CP816941, Lot 63 RP866874 and Lot 8 RP181890 and in accordance with the Order in Council dated 20 February 1992. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) • Transport and parking code 	
Food and drink outlet if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Function facility (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Funeral parlour (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Garden centre if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Garden centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Hardware and trade supplies if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) • Transport and parking code 	
Hardware and trade supplies if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore structure plan area code • Business uses and centre design code 	<ul style="list-style-type: none"> • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Maroochydore PRAC structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

SUNSHINE PLAZA PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Health care services if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Health care services if not otherwise specified (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Home based business if:- (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if for an activity other than a high impact home based business activity. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Home based business code
Home based business if for a high impact home based business activity. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Multi-unit residential uses code if incorporating a residential development Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Market if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Market code Safety and security code <ul style="list-style-type: none"> Transport and parking code Waste management code
Nightclub entertainment facility (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Office if in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Office if not otherwise specified. (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed other development codes
Sales office	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Sale office code
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Shop if for a department store. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Shop if not otherwise	Code	<ul style="list-style-type: none"> Maroochydore structure plan <ul style="list-style-type: none"> Prescribed other

SUNSHINE PLAZA PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 20092017 specifies a different level of assessment category of development and assessment.

Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
<i>specified. (Consistent use)</i>	<u>assessable assessment</u>	area code	development codes
		<ul style="list-style-type: none"> Business uses and centre design code 	
Shopping centre if:- (a) <i>in an existing building and not involving a new department store; or</i> (b) <i>being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 & Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992.</i> (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Shopping centre if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Theatre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Veterinary services if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and 30) Transport and parking code
Veterinary services if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Industrial activities			
Service industry if:- (a) <i>in an existing building; and</i> (b) <i>having a gross leasable floor area not exceeding 450m².</i> (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Service industry if:- (a) <i>not in an existing building; and</i> (b) <i>having a gross leasable floor area not exceeding 450m².</i> (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Service industry if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>		<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities			
Child care centre if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3 AO27.1, A)27.2, AO29 and AO30) Child care centre code Transport and parking code
Child care centre if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Child care centre code 	<ul style="list-style-type: none"> Prescribed other development codes
Community use if:- (a) <i>located on Council owned or controlled land; and</i> (b) <i>undertaken by or on behalf of the Council.</i>	<u>Exempt Accepted development</u>		<ul style="list-style-type: none"> No requirements applicable

SUNSHINE PLAZA PRECINCT

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to requirements or ~~code~~ assessable development requiring code assessment that exceeds the height limit for the site specified on **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)** is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable~~ Planning Regulation 2009/2017 specifies a different level of assessment category of development and assessment.

Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>			
Community use if in an existing building. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Community use if not otherwise stated. <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Educational establishment if in an existing building. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code
Educational establishment if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Emergency services <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Place of worship <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Community activities code 	<ul style="list-style-type: none"> Prescribed other development codes
Sport and recreation activities			
Club if in an existing building. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Club if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation use code Prescribed other development codes
Indoor sport and recreation if in an existing building. <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>		<ul style="list-style-type: none"> Maroochydore structure plan area code (Ssection 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code
Indoor sport and recreation if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Sport and recreation uses code Prescribed other development codes
Park <i>(Consistent use)</i>	<u>Exempt</u> <u>Accepted development</u>		<ul style="list-style-type: none"> <u>No requirements applicable</u>
Other activities			
Parking station <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Major electricity infrastructure if for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	<u>Exempt</u> <u>Accepted development</u>		<ul style="list-style-type: none"> <u>No requirements applicable</u>
Major electricity infrastructure if not otherwise specified <i>(Inconsistent use)</i>	Impact <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation <i>(Consistent use)</i>	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed other development codes
Telecommunications facility if other than a freestanding tower.	Code <u>assessable</u> <u>assessment</u> †	<ul style="list-style-type: none"> Maroochydore structure plan area code Telecommunications facility 	<ul style="list-style-type: none"> Prescribed other development codes

SUNSHINE PLAZA PRECINCT			
1. Development identified in a table of assessment as self assessable <u>accepted development subject to requirements</u> or code <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact <u>assessable development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 20092017</u> specifies a different <u>level of assessment category of development and assessment</u> .			
Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>		code	
Telecommunications facility if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Utility installation if for a local utility <i>(consistent use)</i>	<u>Exempt</u> <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other uses defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

Table 10.2.3.3L Maroochydore Central Precinct Table of Assessment

MAROOCHYDORE CENTRAL PRECINCT			
1. Development identified in a table of assessment as self assessable <u>accepted development subject to requirements</u> or code <u>assessable development requiring code assessment</u> that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact <u>assessable development requiring impact assessment</u> except where the Sustainable <u>Planning Regulation 20092017</u> specifies a different <u>level of assessment category of development and assessment</u> .			
Defined Use	Level of Assessment Category of development and assessment	Assessment Criteria	benchmarks for assessable development and requirements for accepted development
Residential activities			
Caretaker's accommodation <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Caretaker's accommodation code 	<ul style="list-style-type: none"> Nuisance code Transport and parking code
Business activities			
Sales office if an estate sales office <i>(Consistent use)</i>	<u>Self assessable</u> <u>Accepted development</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Sales office code 	
Sales office if not otherwise specified.	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Sport and recreation activities			
Outdoor sport and recreation if for golf course purposes.	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Sport and recreation uses code 	<ul style="list-style-type: none"> Prescribed other development codes
Outdoor sport and recreation if not otherwise specified.	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other activities			
Major electricity infrastructure if for underground high voltage sub transition powerlines and associated transition structures. <i>(Consistent use)</i>	<u>Exempt</u> <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u> 	

MAROOCHYDRE CENTRAL PRECINCT			
1. Development identified in a table of assessment as self-assessable-accepted development subject to requirements or code-assessable development requiring code assessment that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable development requiring impact assessment except where the Sustainable-Planning Regulation 2009 2017 specifies a different level-of-assessment category of development and assessment.			
Defined Use	Level-of-Assessment Category of development and assessment	Assessment Criteria benchmarks for assessable development and requirements for accepted development	
Major electricity infrastructure if not otherwise specified.	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Parking station if for public parking purpose. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code 	<ul style="list-style-type: none"> Prescribed other development codes
Parking station if not otherwise specified.	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Substation (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Utility code 	<ul style="list-style-type: none"> Prescribed other development codes
Utility installation if for a local utility.	Exempt Accepted development	<ul style="list-style-type: none"> No requirements applicable 	
Utility installation if not otherwise specified.	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Other defined uses			
All other uses defined in Schedule 1 (Definitions)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Undefined uses			
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	

10.2.3.3.3 Other Tables of Assessment

Table 10.2.3.3M Reconfiguring a Lot Table of Assessment

RECONFIGURING A LOT			
1. Schedule 18 of the Sustainable-Planning Regulation 2009 prevails over the assessment categories in this Table to the extent of any inconsistency.			
Development	Level-of-Assessment Category of development and assessment	Assessment Criteria benchmarks for assessable development and requirements for accepted development	
Reconfiguring a lot	Code assessable assessment	<ul style="list-style-type: none"> Maroochydore structure plan area code Reconfiguring a lot code Landscape code Stormwater management code 	<ul style="list-style-type: none"> Sustainable design code Transport and parking code Waste management code Works, services and infrastructure code

Table 10.2.3.3N Operational Work Table of Assessment

OPERATIONAL WORK	
1. For self-assessable-accepted development <u>subject to requirements</u> , only the acceptable outcomes of an applicable code applies ¹⁰	
2. Development identified in this table of assessment as self-assessable-accepted development subject to requirements that does not comply with the acceptable outcomes of an applicable code is code-assessable development requiring code assessment , in accordance with section 5.3.3(a) of the planning scheme.	

¹⁰ Under section 236 of the Sustainable Planning Act 2009, self-assessable development must comply with applicable codes. Accepted development subject to requirements must comply with the relevant acceptable outcomes in the relevant parts of the applicable code(s) that are identified in the "assessment benchmarks for assessable development and requirements for accepted development" column to be accepted development.

Development	Level of Assessment Category of development and assessment ^{11 12}	Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Placing an advertising device on premises if: (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) created roof sign; (iv) high-rise building sign; (v) projecting sign; (vi) pylon identification sign; (vii) roof top sign; (viii) sign written roof sign; (ix) three-dimensional sign; and (b) not a third party sign:- (i) erected on land owned or controlled by the Council; and (ii) used for sport and recreation purposes.	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Advertising devices code
Placing an advertising device on premises if not otherwise specified.	Code assessment	<ul style="list-style-type: none"> Advertising devices code
Placing an advertising device on premises if for a third party sign.	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Excavation and Filling if involving less than 50m³ of material.	Self Assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Stormwater management code Works, Services and Infrastructure Code
Excavation and Filling if not otherwise specified.	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore structure plan area code Acid sulfate soils overlay code Biodiversity, waterways and wetland overlay code Stormwater management code Works, services and infrastructure code

Table 10.2.3.30 Building Work Table of Assessment

BUILDING WORK (WHERE NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)		
Development	Assessment Category of development and assessment ¹³	Applicable Codes/Assessment benchmarks for assessable development and requirements for accepted development
Building work if not exceeding the height limit for the site specified on <i>Other Plans Map OPM M4 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures)</i>.	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Maroochydore structure plan area code
Building work if not otherwise specified.	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Maroochydore PRAC structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

¹¹ Self assessable development/accepted development subject to requirements that does not comply with the applicable acceptable outcomes is to be taken/becomes to be code assessable development requiring code assessment.

¹² Applicants should note that building work that is accepted development or accepted development subject to requirements in the table of assessment may still be assessable development under the Building Code of Australia and the Building Regulation 2006.

¹³ Applicants should note that building work that is accepted development or accepted development subject to requirements may still be assessable development under the Building Code of Australia and the Building Regulation 2006 (Note: building work that is a 'building assessment provision' is only assessable against the Building Regulation 2006).

10.2.4 Maroochydore Structure Plan Area Code

10.2.4.1 Introduction

- (1) This section provides the Maroochydore structure plan area code for the Master Planned Area.
- (2) The Maroochydore structure plan area code contains the following:-
 - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
 - (i) the whole of the Master Planned Area;
 - (ii) particular precincts and sub-precincts;
 - (iii) infrastructure and services;
 - (b) performance outcomes that contribute to the achievement of the overall outcomes;
 - (c) acceptable outcomes for ~~self assessable development~~ accepted development subject to requirements and assessable development requiring code assessment.
- (3) The following structure plan maps spatially represent elements of the Structure Plan Area Code:-
 - (a) **Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures);**
 - (b) **Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);**
 - (c) **Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area Road Transport Infrastructure Network);**
 - (d) **Other Plans Map OPM M8 (Maroochydore PRAC Master Planned Area Public Transport Infrastructure Network);**
 - (e) **Other Plans Map OPM M9 (Maroochydore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
 - (f) **Other Plans Map OPM M10 (Maroochydore PRAC Master Planned Area Water Supply Infrastructure Network);**
 - (g) **Other Plans Map OPM M11 (Maroochydore PRAC Master Planned Area Sewer Infrastructure Network);**
 - (h) **Other Plans Map OPM M12 (Maroochydore PRAC Master Planned Area Stormwater Infrastructure Network);**
 - (i) **Other Plans Map OPM M13 (Maroochydore PRAC Master Planned Area Urban Open Space Infrastructure Network);**
 - (j) **Other Plans Map OPM M14 (Maroochydore PRAC Master Planned Area Community Facilities Infrastructure Network);**
 - (k) **Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network);**
 - (l) **Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network).**
- (4) The Maroochydore structure plan area code applies to ~~self assessable~~ accepted development subject to requirements and assessable development in the Master Planned Area.

10.2.4.2 Overall Outcomes for the Whole of the Master Planned Area

- (1) Development in the Master Planned Area contributes to the development of Maroochydore as the Principal Regional Activity Centre for the Sunshine Coast region.
- (2) Development in the Master Planned Area is consistent with the principles of transit oriented development in that the highest intensity of business and residential uses are co-located with the transit station and interchange (CAMCOS) and have clear and legible connections to the bicycle and pedestrian infrastructure network and the road transport infrastructure network.
- (3) Development in the Master Planned Area is consistent with the intended land use and infrastructure elements for the relevant precinct and sub-precinct in which the development is proposed to occur as specified on the structure plan maps.
- (4) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.

- (5) Development in the Master Planned Area does not involve an additional full line supermarket, discount department store and similar higher order retail premises in precincts and sub-precincts other than the Sunshine Plaza Precinct and the Retail Sub-precinct of the Maroochydore Central Precinct.
- (6) Development in the Master Planned Area complies with the height for buildings and structures specified for the Master Planned Area on the structure plan maps.
- (7) Development in the Maroochydore Central Precinct is carried out in accordance with the sequence specified on the structure plan maps or alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and universal design.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping that creates attractive subtropical buildings, streets and places.
- (11) Development in the Master Planned Area provides for the infrastructure specified on the structure plan maps.

~~(11)~~(12) Development in the Master Planned Area for an adult store is not located in the adult store sensitive use area.

10.2.4.3 Performance Outcomes and Acceptable Outcomes for the Whole of the Master Planned Area

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
<i>Intent for the Maroochydore Principal Regional Activity Centre</i>			
PO1	Development provides for Maroochydore Principal Regional Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.	AO1	No acceptable outcome provided.
PO2	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Regional Activity Centre as the primary Central Business District for the Sunshine Coast region.	AO2	No acceptable outcome provided.
PO3	Development provides for the Maroochydore Principal Regional Activity Centre to be serviced by a high frequency and priority public transport infrastructure network.	AO3	Development ensures that public transport infrastructure is provided in accordance with Other Plans Map OPM M8 (Maroochydore PRAC Master Planned Area Public Transport Infrastructure Network) .
PO4	Development provides for the application of transit oriented development principles that ensure safe and convenient access to public transport and support the strong interrelationship between land use planning and the provision of public transport.	AO4	No acceptable outcome provided.
<i>Land Use Structure</i>			
PO5	Development provides for the following key structural elements in the Maroochydore Principal Regional	AO5	No acceptable outcome provided.

Performance Outcomes

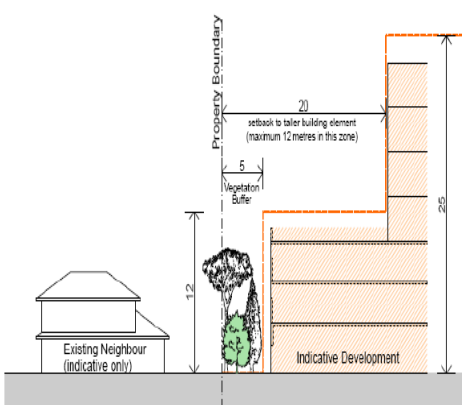
Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)

	<p>Activity Centre:-</p> <ul style="list-style-type: none"> (a) a walkable waterfront extending from Dalton Drive along the Maud Canal through to Cornmeal Creek and beyond to the Maroochy River; (b) a public pedestrian promenade which links the mixed use retail core area in the Sunshine Plaza Precinct and the Retail Sub-precinct of the Maroochydore Central Precinct to the transit station and interchange (CAMCOS); (c) an extensive open space network including a central parkland area within the Maroochydore Central Precinct that is connected to the public pedestrian promenade, walkable waterfront and town centre heart; (d) a town centre heart comprising a network of civic facilities, plazas and green spaces which are linked to the transit station and interchange (CAMCOS) and mixed use retail core area; (e) high intensity mixed use development located predominantly within the Maroochydore Central Precinct and providing for a range of land uses including retail and business uses, multi storey residential uses and community facilities to create a compact, transit oriented community; (f) a significant quantum of commercial development located predominantly within the Maroochydore Central Precinct within walking distance of the transit interchange (CAMCOS); (g) major public transport routes, major road transport routes and a permeable and walkable road network within a hierarchy of roads and streets. 		
Permeability and Legibility			
<p>PO6</p>	<p>Development provides for patterns of streets, lots, urban spaces, buildings and uses that:-</p> <ul style="list-style-type: none"> (a) facilitate convenient access; (b) provide clear, safe and convenient connections to existing and/or proposed streets, public transport routes and paths for pedestrians and cyclists; and (c) allow for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and 	<p>AO6</p>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
	semi-public spaces.		
PO7	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street types and profiles.	AO7	Development ensures that the road transport infrastructure is provided in accordance with Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area Road Transport Infrastructure Network) and the cross sections for roads contained in the Planning Scheme Policy for the Maroochydore PRAC structure plan .
PO8	Development provides a high standard of accessibility and connectivity for pedestrians and cyclists.	AO8	Development contributes to a bicycle and pedestrian infrastructure network that is based on the network of publicly owned streets, lanes, open space links, pedestrian plazas and widened footpaths by providing pedestrian and cycle linkages in accordance with Other Plans Map OPM M9 (Maroochydore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) .
PO9	Development provides bicycle and pedestrian paths that are designed and constructed in accordance with CPTED principles.	AO9	Development complies with the <i>Safety and security code</i> .
PO10	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Sunshine Gardens to the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.	AO10	Development provides a public pedestrian promenade along the full length of Maud Canal from Sunshine Gardens to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 10.2.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
PO11	Development for a large format business use provides mid-block pedestrian connections which complies with the following:- (a) is located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provides a safe alternative to the street based pedestrian and cycle movement network; (c) provides a comfortable pedestrian environment in terms of access, width, shelter, materials and function; (d) is subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.	AO11	No acceptable outcome provided.
Built Form			
PO12	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the streetscape and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
	including views and vistas and the preferred character of the area in which it is located; (c) have a high architectural quality.		
PO13	Development for a building incorporating a tower element is designed to have a slender form and sited and oriented to cause the least environmental impact.	AO13	No acceptable outcome provided
PO14	Development for a building incorporating tower and podium elements has a clearly defined base, middle and top.	AO14	Development ensures that a building which incorporates tower and podium elements provides for the following:- (a) distinctions between base or street levels, mid-levels and top levels; (b) top levels of buildings and roof forms that are shaped to:- (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
Building Address			
PO15	Development provides buildings that:- (a) are architecturally treated with facades and elevations that avoid large blank walls; and (b) incorporate openings and setbacks that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Regional Activity Centre streetscape.	AO15	Development ensures that a building incorporates architectural treatments of facades and elevations such that:- (a) semi-enclosed spaces and colonnades are provided at ground level of buildings abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered; and (b) blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features.
PO16	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	AO16	Development ensures that a building is finished with external building materials and colours that:- (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.
PO17	Development provides buildings that clearly express their primary use and address their principal street frontage.	AO17.1	Development ensures that a building:- (a) has its most important facade and main public entrance close to, and directly facing, the principal street frontage; and (b) incorporates a clearly defined entrance.
		AO17.2	Where a building is located on a corner site, the main entrance faces the principal street or the corner.
		AO17.3	Development for large format retail uses (such as showrooms, discount department stores, department stores and supermarkets) provide a main entrance onto a publicly owned street

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
			with any external walls that would otherwise front the street, containing sleeving uses.
PO18	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Regional Activity Centre streetscape.	AO18.1	Development ensures that building service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or are effectively screened from the street or public open space.
		AO18.2	Development ensures that building roof tops allow for the future inclusion of satellite dishes and telecommunications facilities in an unobtrusive manner such that these services are not visible from the street or public open space.
		AO18.3	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Principal Regional Activity Centre.
Building Setbacks			
PO19	Development provides buildings which create an attractive street front address and coherent streetscape alignment with other buildings in the Master Planned Area.	AO19.1	Development on a site having a primary active frontage as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for at least 85% of the frontage of the site to be developed with buildings that are built to the site frontage boundary.
		AO19.2	Development on a site having a secondary active frontage as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for a minimum of 70% of the frontage of the site to be developed with buildings having a setback of less than 3 metres from the site frontage boundary.
		AO19.3	Development on a site having a landscape setback as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the site frontage boundary.
PO20	Development provides spaces between buildings which:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; and (c) avoid wind tunnelling effects.	AO20.1	Development ensures that a building which incorporates a tower element but not a podium element is setback a minimum of 6 metres from the side boundary.
		AO20.2	Development ensures that a building which incorporates a tower element and a podium element provides for the following:- (a) the podium element to have a maximum height of 4 storeys and be built to the property boundary; (b) the tower element to be setback 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
			same site.
PO21	Development adjoining existing low rise residential development is to provide adequate separation between buildings and protect adjoining buildings from overlooking, overshadowing and general loss of amenity.	AO21	Development adjoining existing low rise residential housing is setback in accordance with the figure below. 
Natural and other Hazards			
PO22	Development is designed to minimise the exposure and risk to people (including residents, employees and visitors) and property from fresh water flooding and storm tide inundation as shown on the Flood Hazard Overlay Map , having regard to the appropriate parameters for climate change.	AO22	Development is carried out in accordance with the standards for minimum floor levels and climate change adaption specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan .
PO23	Development avoids any adverse impacts on the efficient and safe operation of the Sunshine Coast Airport.	AO23	Development does not intrude into the Obstacle Limitation Surface (OLS) for the Sunshine Coast Airport as specified on Airport Environs Overlay Map Sunshine Coast Airport (ii) in Schedule 2 - Mapping .
Active Frontages and Gateway Sites			
PO24	Development on a site identified as having an active frontage on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides a continuous pedestrian friendly façade and incorporates activities located at ground level that promote a vibrant and lively streetscape character.	AO24.1	Development ensures that the ground storey level of premises on a site having an active frontage as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) :- (a) incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shopfronts, indoor/outdoor cafes and restaurants; (b) presents a minimum of 65% of building frontage as windows/glazed doors and a

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
		AO24.2	<p>maximum of 35% as solid façade; and</p> <p>(c) provides clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors.</p> <p>Development ensures that the ground storey level of premises on a site having an landscape setback as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes):-</p> <p>(a) incorporates non-active uses which typically include residential or community activities and the like that provide passive surveillance opportunities; and</p> <p>(b) has a built form which typically includes courtyard edges and interfaces.</p>
PO25	<p>Development ensures that the ground floor levels of a building:-</p> <p>(a) is adaptable, allowing for changes in land use over time; and</p> <p>(b) distinguish the commercial and subtropical identity of the Maroochydore Principal Regional Activity Centre.</p>	AO25	<p>Development provides for commercial and retail uses in premises having a primary active frontage as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) to have a minimum floor to ceiling height of 3.5 metres.</p>
PO26	<p>Development emphasizes through thoughtful building siting and design and landscape treatments the importance of the following:-</p> <p>(a) any key entry park or node as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(b) a site with a frontage to urban open space;</p> <p>(c) a building terminating an important vista.</p>	AO26	<p>Development forming part of either a gateway or activity node as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) is to:-</p> <p>(a) be iconic and act as a visual marker for way finding;</p> <p>(b) incorporate architectural and landscape treatments which emphasise corner locations; and</p> <p>(c) incorporate building elements such as additional parapet height, varied roof forms, changes in materials, and variations of projected and recessed elements and facades.</p>
Amenity - General			
PO27	<p>Development for non-residential uses avoids or reduces undesirable visual, noise and odour impacts on public and semi-public urban open space, a residential use or a mixed use building by the following:-</p> <p>(a) careful location of loading and unloading areas and refuse storage and collection facilities;</p> <p>(b) incorporation of noise attenuation features into the building design;</p> <p>(c) locating and designing ventilation and mechanical plant so that prevailing breezes do not direct undesirable noise and odours towards sensitive receivers;</p> <p>(d) building orientation and screening to minimise the likelihood of overlooking.</p>	<p>AO27.1^s</p> <p>AO27.2^s</p>	<p>Development provides service vehicle loading and unloading areas and refuse storage and collection facilities:-</p> <p>(a) within a building; or</p> <p>(b) within an enclosed service yard</p> <p>Development provides for mechanical plant and equipment to be enclosed or shielded with acoustically rated materials and located to ensure that sound pressure levels are no greater than the noise limits specified for the relevant noise types, as identified in Planning scheme policy for the nuisance code.</p>

Performance Outcomes		Acceptable Outcomes (denoted as ‘s’ where applicable to self-assessable-accepted development subject to requirements)	
PO28	Development for non-residential uses avoids or minimises glare conditions or excessive ‘light spill’ onto public and semi-public urban space, a residential use or a mixed use building.	AO28	Lighting to be designed and installed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting.
PO29	Development provides noise attenuation measures that are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour and are constructed of durable, low maintenance materials.	AO29^s	Development ensures that noise attenuation measures are designed and located with regard to the following:- (a) aesthetic quality and compatibility of the local streetscape; (b) physical accessibility; (c) provision for casual surveillance of public space from dwellings; (d) discouraging opportunities for concealment or vandalism.
PO30	Development maintains the privacy of residential premises such that the residents’ use of indoor and outdoor living areas is not unreasonably diminished.	AO30^s	Development of premises adjacent to an existing or proposed building containing a residential use, maintains the reasonable privacy of that use by ensuring the following:- (a) windows and outdoor areas (such as terraces and balconies) are located and designed so that they do not directly overlook or look into residential accommodation in the surrounding premises; (b) a building is sited and orientated to minimise the likelihood of overlooking occurring; (c) the inclusion of screening over an opening.
Place Making, Subtropical and Sustainable Design			
PO31	Development provides buildings and public spaces that are responsive to the subtropical climate and coastal setting of Maroochydore.	AO31	Development reflects the following:- (a) a strong presence of nature and water through the following:- (i) orientation to open spaces and waterways; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) an open and permeable built environment through the following:- (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban open space; (c) a vernacular approach to building design through the following:- (i) complementing vernacular character; (ii) optimising opportunities for the northern orientation of habitable rooms. <i>Note:-</i>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
			<i>The publication Subtropical Values and Principles of Subtropical Design for the South East Queensland Region produced by the Office of Urban Management and the Centre for Subtropical Design (QUT), August 2004 provides further guidance on subtropical design.</i>
PO32	Development provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO32.1	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for primary active frontages specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes); and (ii) 2.7 metres provided for secondary active frontages specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes); and (b) a shelter type that comprises one or more of the following:- (i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade.
		AO32.2	Development provides for an outdoor public and semi-public squares or plazas which have a minimum of 50% of their area covered or shaded.
		AO32.3	Development for a building with a h Height of more than either three s Storeys or 12 metres does not create an unpleasant micro-climatic impact on a nearby pedestrian space, including the following:- (a) overshadowing; (b) wind tunnelling; (c) reflective glare. <i>Note:- An applicant may be requested by the Assessment Manager to provide evidence demonstrating the achievement of the following:- (a) a shadow analysis for the summer and winter solstice and equinox at the times of 9am, noon and 3pm; (b) a wind affect analysis; (c) a solar incidence and reflection analysis; (d) evidence that hard landscaping and building materials are not highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.</i>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
		AO32.4	Development for a building with a height of more than either three storeys or 12 metres is designed to allow direct sunlight to reach more than 50% of outdoor public spaces for a minimum of 3 hours between 9am and 3pm on 21 June.
PO33	Development provides sun shading devices to all fenestrations in order to:- (a) shade buildings; (b) reduce glare; (c) minimise the entry of the sun in summer months and maximise the entry of the sun in winter months; (d) enrich the subtropical character; and (e) provide texture to building facades.	AO33	Development ensures that all doors and windows are protected by eaves, awnings, slab protrusions, balconies or the like to a minimum distance of 300mm set horizontally from the face of a building.
Housing and Residential Amenity			
PO34	Development provides for medium to high density housing to be provided around activity nodes and key community focal points.	AO34	No acceptable outcome provided.
PO35	Development for a residential building within a mixed use precinct must allow for a high standard of residential living and amenity, without jeopardising the creation of active street frontages.	AO35	Development for a residential use, other than in the Residential Sub-precinct of the Maroochydore Central Precinct and the Maroochydore North and Dalton Drive West and South Precincts, occurs above ground storey.
PO36	Development ensures that a range of dwelling types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living, in accordance with the relevant precinct intent.	AO36	Development ensures at least 10% of all dwellings on a site are equal to or less than 100m ² in gross floor area.
PO37	Development ensures that the existing stock of low rental housing in the Master Planned Area is not depleted. ¹⁴	AO37	Development ensures that an existing boarding house or hostel is not:- (a) demolished; (b) changed to another use including, in particular, a change of use to a backpackers accommodation or a private dwelling; or (c) subdivided by a community title development.
PO38	Development provides private open space for each dwelling to suit expected user needs through the following:- (a) being clearly defined for private use; (b) being directly accessible from a main living area; (c) having dimensions capable of	AO38.1	Development provides private open space for each dwelling in the form of a courtyard, balcony or roof deck that is directly accessible from a main living area of the dwelling, having a total minimum area of:- (a) 25.0m ² where at ground sStorey, with no dimension less than 3 metres; or (b) 10.0m ² , with no dimension less than 2.5 metres, where not at ground sStorey.

¹⁴ Development involving a site that contains existing low-rental residential housing must provide justification of the following:-
(a) whether a major reduction in low-cost rental accommodation is proposed;
(b) whether it is proposed to retain some form of affordable low income housing as part of the development;
(c) the availability of comparable accommodation in the locality;
(d) any adverse social and economic effects of the proposal;
(e) any arrangements to re-house displaced residents;
(f) the cumulative impact of the loss of low-cost rental accommodation;
(g) the structural soundness and fire safety of any building involved, and cost of any necessary rectification work.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
	accommodating a variety of domestic outdoor recreational activities, and maximum year round use; (d) allowing for reasonable privacy, outlook, security and access to some direct sunlight.	AO38.2	Development ensures that a building is sited and designed such that there is sunlight to private open space of not less than 4 hours between 9am and 3pm on 21 June.
PO39	Development provides at least one part of the on-site open space area as communal open space suitable for recreational activities such as barbeques, swimming, children's play and casual use.	AO39	Development provides communal open space with at least one continuous area of not less than 60m ² and having a minimum dimension of 5 metres.
PO40	Development ensures that the main habitable areas and private open spaces are designed to be protected from direct overlooking, by building layout, location and design of windows and balconies, screening devices, distance or landscaping.	AO40.1 AO40.2	Development provides for windows and balconies that are screened or obscured where they face directly into the following:- (a) the private open space or living area of any other dwelling; (b) the window of a commercial space which is within 9 metres of the window or balcony. Development ensures windows and balconies of an upper-level dwelling are designed to prevent overlooking of more than 50% of the private open space of any dwelling directly below.
PO41	Development provides for all housing to be designed to be flexible and comfortable for people with varying abilities and at different stages in their lives, incorporating <u>U</u> niversal design features that include equitable access into entry and exit areas throughout residential buildings.	AO41.1 AO41.2	Development provides adaptable housing which is designed in accordance with the provisions of <i>Australian Standard AS 4299 – 1995: Adaptable Housing</i> . Development provides adaptable housing that incorporates the following <u>U</u> niversal design principles:- (a) equitable use – the design is useful, appealing, and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any users; (b) flexibility in use – the design accommodates a wide range of individual preferences and abilities; (c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the user's sensory abilities; (e) safe and sensible to use (tolerance to error) – the design minimises hazards and adverse consequences of accidental or unintended actions; (f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities; (g) size and space for approach and use – living spaces are designed to ensure

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
			sufficient area is provided for the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility.
PO42	Development provides for buildings to be designed and sited to provide for acoustic privacy to the habitable rooms of residential dwellings.	AO42	Development for a residential use in a mixed use building and other noise sensitive uses are acoustically treated in accordance with measures identified through the submission of noise impact report to avoid noise nuisance created by traffic, entertainment noise and other commercial operations. Any acoustic assessment is to be in accordance with Planning Scheme Policy for Nuisance Code.
PO43	Development maximises opportunities for the cross ventilation of habitable rooms.	AO43	No acceptable outcome provided.
PO44	Development provides, where reasonably practicable, residents of a residential use with access to a non-mechanical clothes drying area.	AO44	No acceptable outcome provided.
Streetscapes, Public Spaces and Landscaping¹⁵			
PO45	Development provides landscaping that contributes to the character, amenity, utility and safety of the Maroochydore Principal Regional Activity Centre including within public places and open space areas, streetscapes and streetscape interfaces.	AO45.1	Development provides a minimum of 10% of the site area as deep planted landscaping which is:- (a) provided in natural ground; (b) clear of infrastructure other than stormwater infiltration devices which may be co-located with soft landscaping where coordinated with landscape amenity and screening; and (c) exclusive of hard paved areas, such as visitor car parking, refuse and letterbox hardstand areas, paths and the like.
		AO45.2	Development provides shade trees located so as to cast shade onto pedestrian pathways, activity areas and open car parking areas.
		AO45.3	Development ensures that landscaping contributes to community safety and promotes safe access to buildings.
		AO45.4	Development provides landscaping on top of podium levels and car parks and on balconies and verandas, where such front the street.
		AO45.5	Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height.
		AO45.6	Development provides for ground level car parking, open space areas and buffer areas to be landscaped and maintained so as to complement the character of the local area and any adjoining residential or public open space areas.
		AO45.7	Development provides landscaping that

¹⁵ These provisions are intended to supplement the *Landscape code*.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
		AO45.8	maximises the use of local native plant species, including any appropriate local genetic stock.
		AO45.9	Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation.
		AO45.10	Development provides landscaping that complements the design of the built form and ensures that an attractive outlook is presented to publicly owned streets and particularly major roads that serve as gateway routes into the Maroochydore Principal Regional Activity Centre.
			Development provides footpath paving treatments and street furniture that integrate with adjoining development with setback areas and align with public footpaths.
PO46	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space provides for the following:- (a) a high level of non-discriminatory pedestrian access to maintain an active frontage; (b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the site.	AO46	No acceptable outcome provided.
PO47	Development provides street furniture including but not limited to seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting and which achieves the following:- (a) meets the needs of likely users; (b) contributes to the desired character of the locality; (c) meets all required safety standards; (d) is functional, robust and does not require a high level of maintenance; (e) is located to be easily accessed, serviced and maintained.	AO47	No acceptable outcome provided.
PO48	Development provides for public art to be incorporated in the streetscape and the public domain as an essential element of urban environment that engages users in the urban environment.	AO48	No acceptable outcome provided.
Car parking and access ¹⁶			
PO49	Development provides for or contributes to the provision of	AO49	No acceptable outcome provided.

¹⁶ An applicant should also have regard to the *Transport and parking code* of the *planning scheme*.

Performance Outcomes

Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)

	consolidated or shared car parking which serves a variety of nearby uses.												
PO50	Development provides car parking at a rate that provides a reasonable level of access for private vehicles visiting the Maroochydore Principal Regional Activity Centre without encouraging or reinforcing reliance on private vehicles.	AO50.1	<p>Development provides car parking at the rate specified in the Table below.</p> <table border="1" data-bbox="879 427 1366 2033"> <thead> <tr> <th data-bbox="882 427 1034 483">Use</th> <th data-bbox="1037 427 1362 483">Number of Car Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="882 488 1034 786">Business</td> <td data-bbox="1037 488 1362 786">1 space per 40m² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.</td> </tr> <tr> <td data-bbox="882 790 1034 1312">Residential</td> <td data-bbox="1037 790 1362 1312">Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling; - 1 space per 2 bedroom dwelling; - 1.25 spaces per 3 bedroom dwelling; and - no minimum requirement for visitor spaces. </td> </tr> <tr> <td data-bbox="882 1317 1034 1816">Retail</td> <td data-bbox="1037 1317 1362 1816">Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 1 space per 20m² GFA up to 10,000m² GFA; - 1 space per 22m² GFA for 10,001m² to 30,000m² GFA; and - 1 space per 25m² GFA for greater than 30,000m² GFA. </td> </tr> <tr> <td data-bbox="882 1821 1034 2033">All other uses</td> <td data-bbox="1037 1821 1362 2033">1 space per 20m² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Ocean Street and</td> </tr> </tbody> </table>	Use	Number of Car Parking Spaces	Business	1 space per 40m ² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.	Residential	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling; - 1 space per 2 bedroom dwelling; - 1.25 spaces per 3 bedroom dwelling; and - no minimum requirement for visitor spaces. 	Retail	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 1 space per 20m² GFA up to 10,000m² GFA; - 1 space per 22m² GFA for 10,001m² to 30,000m² GFA; and - 1 space per 25m² GFA for greater than 30,000m² GFA. 	All other uses	1 space per 20m ² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Ocean Street and
Use	Number of Car Parking Spaces												
Business	1 space per 40m ² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.												
Residential	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling; - 1 space per 2 bedroom dwelling; - 1.25 spaces per 3 bedroom dwelling; and - no minimum requirement for visitor spaces. 												
Retail	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 1 space per 20m² GFA up to 10,000m² GFA; - 1 space per 22m² GFA for 10,001m² to 30,000m² GFA; and - 1 space per 25m² GFA for greater than 30,000m² GFA. 												
All other uses	1 space per 20m ² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct and the Plaza Parade, Ocean Street and												

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
			Government Precincts.
		AO50.2	<p>Where the car parking rate for a particular use is not specified in the Table above, development provides car parking in accordance with the minimum on-site parking requirements in Table 9.4.8.3.3 of Section 9.4.8 Transport and parking code.</p> <p><i>Notes:-</i></p> <p><i>The Assessment Manager may consider a reduction in the minimum rate of car parking to be provided in conjunction with a particular development in the following circumstances:-</i></p> <ul style="list-style-type: none"> (a) <i>shared or consolidated car parking is proposed to be provided;</i> (b) <i>the peak parking times of the proposed uses occur at different times;</i> (c) <i>the parking area is sufficient to meet the anticipated demands of all uses.</i> <p><i>Where a shared or consolidated car parking area is proposed to service uses on two or more separate land holdings, legal documentation or reciprocal easements will be required to ensure continuity of the shared parking arrangements.</i></p>
PO51	Development provides car parking which is designed to achieve the following:- <ul style="list-style-type: none"> (a) optimise safety and convenience for pedestrians; (b) provide direct routes for pedestrian access between car parking areas, a building and uses that the car parking serves and the street; (c) provide clearly visible pedestrian entry points. 	AO51	No acceptable outcome provided.
PO52	Development in the Maroochydore Central Precinct, Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct, provides car parking areas and service areas that are not visible from a street or public open space.	AO52.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the streetscape or unduly intrude upon pedestrian use of footpaths, through:- <ul style="list-style-type: none"> (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site, incorporated wholly within a building or below ground level, and shared driveways.
		AO52.2	Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
PO53	Development in a precinct other than the Maroochydore Central Precinct, Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct provides car parking and service areas that do not dominate the street frontage.	AO53.1	Development provides for any ground level car parking area to be:- <ul style="list-style-type: none"> (a) located behind or contained within a building and not visible from the street frontage; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
		AO53.2	shade tree planting. Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be setback a minimum of 5 metres and not be adjacent to or visible from the street.
PO54	Development provides for multi-deck car parking structures that are able to be adapted for future alternative residential, commercial or retailing uses.	AO54	No acceptable outcome provided.
PO55	Development provides for car parking structures that do not result in adverse amenity impacts or nuisance to adjoining residential development.	AO55	Development provides for car parking structures that achieve the following:- (a) minimise reliance on artificial lighting and mechanical ventilation; (b) where reasonably practicable, provide natural ventilation to underground parking structures by means of ventilation grilles and structures that are:- (i) integrated into the overall facade and landscape design of the development; (ii) located away from the primary street facade; and (iii) oriented away from a window of a habitable room and private open space area.
PO56	Development for a mixed use building provides clearly marked, safe and secure car parking for residents which are physically separated from the car parking provided for other building users.	AO56	No acceptable outcome provided.
PO57	Development provides where reasonably practicable, for private vehicles access to:- (a) occur from rear service lanes; and (b) be consolidated or shared with adjoining premises.	AO57	No acceptable outcome provided.
PO58	Development provides for vehicular access to be appropriately located so as to ensure safety, minimise congestion and maintain the integrity of the road transport infrastructure network.	AO58	Development provides for vehicular access in accordance with Planning Scheme Policy for Transport and parking code regarding location and sight distances.
Cultural Heritage			
PO58	Development provides for the identification and protection of sites, places and areas of European or indigenous cultural heritage significance.	AO58	No acceptable outcome provided.
Design for Safety			
PO60	Development provides buildings and public spaces that enhance safety and minimise opportunities for crime.	AO60.1	Development ensures that a building which adjoins public open space or a community facility is designed in accordance with the following:- (a) residential uses, balconies and living room windows which allow for street level activation and overlooking opportunities;

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable-accepted development subject to requirements)	
		<p>AO60.2</p> <p>Development ensures that casual surveillance of public and communal areas, including public transport facilities and pedestrian paths, is optimised through minimising concealed areas and maximising continuous sight lines.</p> <p>AO60.3</p> <p>Development ensures that public toilets are located in areas of high activity so that public surveillance is maximised, without being visually intrusive.</p>	<p>(b) external walls extend for no more than 5 metres, without the provision of features to allow casual surveillance;</p> <p>(c) fences or walls, which adjoin the public open space area or community facility are:-</p> <p>(i) transparent; or</p> <p>(ii) of an open design for a minimum of 50% of the fence area; or</p> <p>(iii) less than 1.2 metres in height;</p> <p>(d) lighting is provided consistent with a style and level of illumination that is appropriate to the setting;</p> <p>(e) clear sightlines are maintained throughout multi level or underground car parks;</p> <p>(f) ceilings and vertical structures within commercial car parks are painted white;</p> <p>(g) commercial car parks are delineated in a grid design to provide adequate visibility throughout the car park.</p>
PO61	Development ensures that public open space and other public areas (particularly key pedestrian routes) are lit to a consistently high standard to improve the actual and perceived safety of users.	AO61	Development ensures that all publicly accessible areas designed for night time use are well lit with vandal resistant fixtures.
Adult store in an Adult Store Sensitive Use Area			
PO62	<u>Development for an adult store is not located in an adult store sensitive use area</u>	AO62.1	<u>No acceptable outcome provided.</u>

10.2.4.4 Overall Outcomes for the State Government Precinct

- (1) Development comprises a regional health facility together with a mix of medium-high intensity residential uses, business premises allied with the regional health facility, such as medical, research and technology related activities and a range of convenience retail premises and other uses which are provided to support the local community.
- (2) Development provides that if the health facility does not proceed, the State government land is developed for alternative government facilities appropriate to locate within the Maroochydore Principal Regional Activity Centre.
- (3) Development ensures that any alternative State government facility is compatible with surrounding land uses and does not cause a traffic problem or have adverse impacts on the operation of the road transport network and minimises amenity impacts upon adjacent residential dwellings.
- (4) Development is reflective and responsive to the environmental constraints of the land and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.

- (5) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area with a transitioning of building height, bulk and scale at the edges of the precinct.
- (6) Development encourages public transport accessibility and use, walking and cycling.
- (7) Development has access to development infrastructure and essential services.

10.2.4.5 Overall Outcomes for the Dalton Drive West Precinct

- (1) Development comprises a mix of uses including high quality medium intensity residential uses, business uses as well as other uses and infrastructure (i.e. a substation) necessary to service the Maroochydore Principal Regional Activity Centre.
- (2) Development ensures that any business uses and in particular, any retail premises established in the precinct support and do not compete with the mixed use retail core area of the Maroochydore Principal Regional Activity Centre.
- (3) Development provides for a major homemaker centre and ancillary showroom uses to be established as an integrated development on Lot 1 on SP 239528 provided that the proposed development incorporates design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of the development site as a gateway fronting Maroochy Boulevard and Dalton Drive.
- (4) Development reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage and the quality of landscape treatments, both within the road reserve and development sites.
- (5) Development provides for a range of residential dwelling choices including multiple dwellings, residential care facilities and appropriate forms of short term accommodation to also be established in the precinct.
- (6) Development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochydore Central Precinct and to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (7) Development creates permeable street blocks that provide convenient and direct access through the precinct, particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct.
- (8) Development provides a high level of amenity, embraces sustainable practices and contributes to the sub-tropical character of the Maroochydore Principal Regional Activity Centre.
- (9) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (10) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (11) Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.
- (12) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

10.2.4.6 Performance ~~O~~utcomes and ~~A~~acceptable ~~O~~utcomes for the State Government Precinct and the Dalton Drive West Precinct

Performance Outcomes

Acceptable Outcomes (denoted as 'S' where applicable to ~~self-assessable-development~~ accepted development subject to requirements)

Performance Outcomes

Acceptable Outcomes (denoted as 's' where applicable to ~~self-assessable development~~ accepted development subject to requirements)

Intent for the State Government Precinct

<p>PO1</p>	<p>Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> (a) development comprises a regional health facility or other government facility appropriate to establish in the Maroochydore Principal Regional Activity Centre if the regional health facility does not proceed; (b) development comprises a mix of medium-high intensity residential uses and business uses allied with the regional health facility, such as medical, research and technology related activities and other supporting uses; (c) development provides a high level of accessibility, primarily by public transport infrastructure, with development being permeable and providing for a series of bicycle and pedestrian routes to adjoining precincts; (d) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; (e) development provides a built form that is sympathetic to adjoining development, with a transitioning of building hHeight, bulk and scale on the fringes of the precinct. 	<p>AO1</p>	<p>No acceptable outcome provided.</p>
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Intent for the Dalton Drive West Precinct

<p>PO2</p>	<p>Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> (a) development comprises: <ul style="list-style-type: none"> (i) a homemaker centre on Lot 1 on SP239528; (ii) ancillary showroom development; and (iii) a mix of medium intensity residential and business uses; (b) development provides a transitional area for the mixed use retail core area located predominantly in the Maroochydore Central Precinct; (c) development for medium density residential uses (including any proposed residential care facility and short term accommodation which support the regional health facility) is located in the southern part of the precinct; (d) residential development in the remainder of the precinct is located above ground level in order to facilitate mixed use development and foster active 	<p>AO2</p>	<p>No acceptable outcome provided.</p>
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Performance Outcomes

Acceptable Outcomes (denoted as ‘s’ where applicable to ~~self-assessable development~~ accepted development subject to requirements)

	<p>street frontages;</p> <p>(e) development creates permeable street blocks that provide convenient and direct access through the precinct particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct such that a gated community is the antithesis of what is sought for this precinct;</p> <p>(f) development provides for Dalton Drive to be established as a landscaped boulevard incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles;</p> <p>(g) development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochy Central Precinct;</p> <p>(h) development to the north of the Dalton Drive east-west extension and west of the Main street is integrated with the adjoining development in the Maroochy Central Precinct, having regard to block size, access arrangements, intended uses and built form and stormwater flow requirements;</p> <p>(i) development provides for appropriate buffering to the Sunshine Motorway and the Dedicated transit corridor (CAMCOS), such that development achieves a high level of amenity and the safety and efficiency of these major transport infrastructure elements is maintained;</p> <p>(j) development provides for significant urban open space to be created across the northern-eastern part of the precinct to the east of the Main street so as to create a “green gateway” character, accommodate bicycle and pedestrian infrastructure to the Parkland Sub-precinct in the Maroochy Central Precinct and accommodate flood conveyance functions;</p> <p>(k) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;</p> <p>(l) development provides a built form that is sympathetic to adjoining development, with a transitioning</p>		
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Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	of building height, bulk and scale on the edges of the precinct.		
Mix of Uses			
PO3	Development in the State Government Precinct provides for a maximum of 20% of gross floor area to be developed for residential uses.	AO3	No acceptable outcome provided.
Development Entitlements			
P04	Development in Dalton Drive West Precinct provides for the following:- (a) the establishment of 1 showroom being a homemaker centre on Lot 1 SP239528 having a gross leasable floor area not exceeding 15,000m ² ; (b) all other showrooms to have a maximum gross leasable floor area of 3,000m ² per tenancy; (c) the total maximum floor area of all other existing and approved business uses being convenience restaurant, fast food store, restaurant, shop and shopping centre to not exceed 10,000m ² for the precinct.	AO4	No acceptable outcome provided.
Built Form			
PO5	Development does not exceed the maximum building h Height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO5	No acceptable outcome provided.
PO6	Development does not exceed the following plot ratio:- (a) 2.0 where in a 6 s Storey building h Height area; (b) 1.5 where in a 4 s Storey building height area.	AO6	No acceptable outcome provided.
PO7	Development occurs in a cohesive and integrated manner, and provides for the following:- (a) buildings oriented towards Dalton Drive; (b) a high level of accessibility by public transport; (c) a permeable layout of streets, paths and public spaces that facilitates public accessibility; (d) a series of pedestrian and bicycle links to adjoining mixed use development and open space; (e) a transitioning of building bulk and scale on the edges of the sub-precinct where smaller scale development adjoins.	AO7	No acceptable outcome provided.
PO8	Development in the Dalton Drive West Precinct provides for the following:- (a) showroom development that maintains a strong built form along Dalton Drive and incorporates land uses that activate the Dalton Drive frontage; (b) car parking that is located behind	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	buildings and does not dominate the street frontage; (c) consolidated access points to Dalton Drive; (d) buffering to the Sunshine Motorway and the dedicated transit corridor (CAMCOS).		
P09	Development maintains the safety and efficiency of the Dalton Drive extension to Maroochy Boulevard.	AO9	Development does not provide direct vehicular access from the Dalton Drive Extension to the Maroochy Boulevard Extension.
P010	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	AO10	Development maintains the Dalton Drive Drainage Reserve in its current form.

10.2.4.7 Overall Outcomes for the Dalton Drive South Precinct

- (1) Development comprises medium intensity residential uses, including residential care facilities and short term accommodation uses which supports the regional health facility or other government facility proposed to be established in the State Government Precinct.
- (2) Development provides a range of residential dwelling choices including accommodation buildings, multiple dwellings and the like.
- (3) Development provides for only limited business uses and other uses that meet the convenience needs of the residents of the precinct.
- (4) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area.
- (5) Development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (6) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (7) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (8) Development responds to land constraints, including flooding constraints.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.

10.2.4.8 Performance ~~O~~utcomes and ~~A~~acceptable ~~O~~utcomes for the Dalton Drive South Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Dalton Drive South Precinct			
P01	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses, including residential care facilities and forms	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>of short term accommodation which support the regional health facility or other government facility proposed to be established in the State Government Precinct;</p> <p>(b) development provides for only limited business uses and other uses that meet the convenience needs of the residents of the precinct;</p> <p>(c) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles;</p> <p>(d) in the event that a second access road is provided from the Sunshine Motorway connecting to Dalton Drive development incorporates appropriate landscape screening and acoustic treatment to protect residential amenity and provide an attractive appearance to the gateway into the Principal Regional Activity Centre;</p> <p>(e) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.</p>		
Built Form			
PO2	Development does not exceed the maximum building h Height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO2	No acceptable outcome provided.
PO3	Development does not exceed a plot ratio of 1.5.	AO3	No acceptable outcome provided.
PO4	Development ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	AO4	Development maintains the Dalton Lakes Drainage Reserve in its current form.

10.2.4.9 Overall Outcomes for the Aerodrome Road Precinct

- (1) Development predominantly comprises medium intensity residential uses and commercial business uses.
- (2) Development recognises the role of Aerodrome Road as a gateway entry to the Maroochydore Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles, high quality building presentation and coordinated advertising and signage.
- (3) Development provides for the establishment of key transit nodes at major intersections along Aerodrome Road.
- (4) Development provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.

- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.

10.2.4.10 Performance Outcomes and Aacceptable Outcomes for the Aerodrome Road Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Aerodrome Road Precinct			
PO1	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground storey; (b) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority; (c) development with a frontage to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable; (d) development provides for bicycle and pedestrian infrastructure which connects the interim transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.	AO1	No acceptable outcome provided.
Place making			
PO2	Development in a key activity node activates street frontages at the ground storey and incorporates coordinated building design and streetscape treatments in order to create a sense of place.	AO2	Development in an activity node specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) incorporates the following:- (a) uses such as small scale catering premises (cafe's) and retail premises (shops) at the ground storey; (b) a transit stop for the regional priority bus service; (c) appropriate signage and pavement markings as part of a comprehensive way finding system for the safe and convenient use of cyclists and pedestrians; (d) climber structures and concrete seating blocks which create a vegetated canopy and barrier between pedestrians and vehicles where ramp access is provided to a site; (d) branding elements which define and unify the urban environment such as sculptural markers, banners, custom light poles, sculptural tree surrounds and grates.
Built Form			

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
PO3	Development does not exceed the maximum building h Height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO3	No acceptable outcome provided.
PO4	Development does not exceed the following plot ratio:- (a) 3.0 where in a 6 s Storey building h Height area on a lot fronting First Avenue; (b) 2.0 where in a 6 s Storey building h Height area elsewhere; (c) 1.5 where in a 4 s Storey building h Height area.	AO4	No acceptable outcome provided.
PO5	Development supports or facilitates pedestrian linkages to the Cotton Tree waterfront and the eastern surf beaches.	AO5	No acceptable outcome provided.

10.2.4.11 Overall Outcomes for the Government Precinct

- (1) Development predominantly comprises high intensity offices and a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Regional Activity Centre.
- (2) Development provides for limited short term or permanent residential uses as part of mixed use buildings.
- (3) Development encourages public transport accessibility and use, walking and cycling.
- (4) Development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.
- (6) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.

10.2.4.12 Performance ~~O~~utcomes and ~~A~~acceptable ~~O~~utcomes for the Government Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
<i>Intent for the Government Precinct</i>			
PO1	Development complies with the following intent for the precinct:- (a) development predominantly comprises high intensity business premises in conjunction with a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Regional Activity Centre; (b) development provides uses such as catering premises and retail premises which activate the street frontages at the ground s Storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>Planned Area Active Frontages, Gateways an Activity Nodes);</p> <p>(c) development provides for limited short term or permanent residential uses to occur only at floor levels above the ground storey;</p> <p>(d) development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development;</p> <p>(e) development with frontage to First Avenue is appropriately setback to allow the creation of wide footpaths, which accommodate high quality streetscaping and enhanced bicycle and pedestrian movement;</p> <p>(f) development incorporates a central public parking facility;</p> <p>(g) development adequately takes into account flood risk and hazards.</p>		
Built Form			
PO2	Development does not exceed the maximum building height specifically identified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures).	AO2	No acceptable outcome provided.
PO3	Development does not exceed a plot ratio of 3.	AO3	No acceptable outcome provided.
PO4	Development provides a built form that appropriately frames and integrates with the central civic plaza and the Cornmeal Creek Promenade creating a human scale and facilitating active frontages.	AO4	No acceptable outcome provided.
PO5	Development provides buildings along First Avenue that are setback to create wide footpaths.	AO5	No acceptable outcome provided.
PO6	Development facilitates and supports connections to the Cornmeal Creek open space corridor and Cotton Tree Park.	AO6	No acceptable outcome provided.

10.2.4.13 Overall Outcomes for the Ocean Street Precinct

- (1) Development comprises high intensity mixed-use residential and commercial development incorporating a significant amount of short term or permanent residential uses and some offices and limited retail and catering uses.
- (2) Residential development and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the Maroochydore Principal Regional Activity Centre.
- (3) Development activates the street and waterside frontages and provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct.
- (4) Development fronting the Maroochy River provides for visual and pedestrian links from Duporth Avenue to the Maroochy River waterfront.
- (5) Development encourages public transport accessibility and use, walking and cycling.

- (6) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.
- (7) Development recognises the role of the precinct as the traditional heart of the Maroochydore Principal Regional Activity Centre and reflects this role through urban design and public art treatments that celebrate its history and ongoing importance as a major activity node.
- (8) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.
- (9) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

10.2.4.14 Performance Outcomes and Acceptable Outcomes for the Ocean Street Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 'S' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Ocean Street Precinct			
PO1	<p>Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> (a) development predominantly comprises high intensity mixed-use residential/commercial development incorporating a significant amount of short term or permanent residential uses together with some offices at floor levels above the ground storey and small scale retail and catering premises generally at the ground storey; (b) development having a frontage to Horton Parade, Ocean Street, Duporth Avenue south of Ocean Street, Cornmeal Parade and Cornmeal Creek provides uses such as cafes and retail uses that activate the street and waterside frontages at the ground storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes); (c) development provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct; (d) development provides for visual links (direct sight lines) and pedestrian links from Duporth Avenue through to the Maroochy River waterfront; (e) development incorporates a central public parking facility; (f) development adequately takes into account flood risk and hazard. 	AO1	No acceptable outcome provided.
Development Entitlements			
PO2	Development in the Ocean Street Precinct provides for the total maximum floor area of a shopping centre to not exceed 15,000m ² gross leasable floor	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	area.		
Built Form			
PO3	Development does not exceed the maximum building h Height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO3	No acceptable outcome provided.
PO4	Development does not exceed the following plot ratio:- (a) 3.5 where on a lot west of Duporth Avenue; (b) 3.0 where on a lot east of Duporth Avenue.	AO4	No acceptable outcome provided.
PO5	Development provides for mid block connections which facilitate a high level of pedestrian permeability throughout the precinct.	AO5	No acceptable outcome provided.

10.2.4.15 Overall Outcomes for the Maroochydore North Precinct

- (1) Development predominantly provides low-medium intensity commercial and residential development including offices, small scale shops, short term and permanent residential uses and certain community facilities such as educational establishments, child care centres, churches and community meeting halls.
- (2) Development provides a range of residential dwelling choices including multiple dwellings and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network with Southern Drive extended to connect Amaro Court with Maroochydore Road and Primary School Court and Pikki Street extended to connect with Southern Drive and Evans Street.
- (4) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale at the edges of the precinct.
- (5) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (6) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (7) Development responds to land constraints, including flooding constraints.

10.2.4.16 Specific Outcomes for the Maroochydore North Precinct

Specific Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Maroochydore North Precinct			
PO1	Development complies with the following intent for the precinct:- (a) development predominantly comprises low-medium intensity commercial/residential development including offices, small scale shops and short term and permanent residential uses, certain community facilities such as educational establishments, child care centres, churches and community meeting	AO1	No acceptable outcome provided.

Specific Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development accepted development subject to requirements)	
	<p>halls;</p> <p>(b) development having a frontage to nominated streets activates frontages at the ground sStorey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development provides for Southern Drive to be extended to connect Amaroo Court with Maroochydore Road and for Primary School Court and Pikki Street to be extended to connect with Southern Drive and Evans Street;</p> <p>(d) development provides a built form that is sympathetic to established low intensity residential uses to the west and north, with a transitioning of building hHeights, bulk and scale on the fringes of the precinct.</p>		
Built Form			
PO2	Development does not exceed the maximum building hHeight specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO2	No acceptable outcome provided.
PO3	Development does not exceed the following plot ratio:- (a) 2.0 where in a 6 sStorey building hHeight area; (b) 1.5 where in a 4 sStorey building hHeight area or a 3 sStorey building hHeight area.	AO3	No acceptable outcome provided.
PO4	Development provides the landscape and frontage treatments and other urban design elements for the site specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes) .	AO4	No acceptable outcome provided.
PO5	Development ensures that a building achieves the following:- (a) provides an appropriate transition in scale from the higher intensity precincts to the established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.	AO5	No acceptable outcome provided.
PO6	Development provides for the following:- (a) Southern Drive to be extended to connect with Amaroo Court to Maroochydore Road; (b) Primary School Court and Pikki Street to be extended to link Southern Drive and Evans Street.	AO6	No acceptable outcome provided.

10.2.4.17 Overall Outcomes for the Maroochy Boulevard Precinct

- (1) Development predominantly provides medium intensity commercial/residential development including offices and smaller scale shops and showrooms and short term or permanent residential uses.
- (2) Development provides a range of residential dwelling choices including multiple dwellings and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network necessary to support the role of the Maroochyore Principal Regional Activity Centre.
- (4) Development provides for a road connection across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade providing a direct link to the Maroochyore Central Precinct.
- (5) Development provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival into the Maroochyore Principal Regional Activity Centre.
- (6) Development ensures that showrooms incorporate design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of Maroochy Boulevard as a gateway.
- (7) Development reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage and the quality of landscape treatments, both within the road reserve and development sites.
- (8) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale on the edges of the precinct.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland by adopting thoughtful approaches to the location, design, operation and management of development.
- (10) Development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road and provides appropriate landscaping along Cornmeal Creek.
- (11) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (12) Development responds to land constraints, including flooding constraints.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to maintain the desired mixed use character of the precinct and avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

10.2.4.18 Performance Outcomes and Acceptable Outcomes for the Maroochyore Boulevard Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 'S' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
<i>Intent for the Maroochyore Boulevard Precinct</i>			
PO1	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity commercial/residential development including offices, and smaller scale shops and showrooms with short term or permanent residential uses located at floor levels above the ground s Storey; (b) development on streets having a nominated active frontage as specified on Other Plans Map OPM M6 (Maroochyore PRAC	AO1	<i>No acceptable outcome provided</i>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>Master Planned Area Active Frontages, Gateways and Activity Nodes) comprises cafes, restaurants, shops and other pedestrian generating uses on the ground floor;</p> <p>(c) development does not detract from or compete with the retail core area of the Master Planned Area;</p> <p>(d) development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road;</p> <p>(e) development provides urban open space, bicycle and pedestrian infrastructure and appropriate landscaping along Cornmeal Creek;</p> <p>(f) development provides for a road connection across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochy Central Precinct.</p>		
Development Entitlements			
PO2	<p>Development provides for the following:-</p> <p>(a) any shop and shopping centre development in the precinct to not exceed 10,000m² gross leasable floor area;</p> <p>(b) a showroom to have a maximum gross leasable floor area of 3,000m² per tenancy with the display of goods contained wholly indoors.</p>	AO2	<i>No acceptable outcome provided</i>
Built Form			
PO3	Development does not exceed the maximum building h Height specifically identified on Other Plans Map OPM M5 (Maroochy PRAC Master Planned Area Height of Buildings and Structures) .	AO3	No acceptable outcome provided.
PO4	Development fronting Maroochy Boulevard provides for buildings to be of a consistent h Height that frames Maroochy Boulevard as the gateway entry to the Maroochy Regional Activity Centre.	AO4	Development fronting Maroochy Boulevard has a minimum height of 8 metres.
PO5	<p>Development does not exceed a plot ratio of:-</p> <p>(a) 2.5 where in a 6 sStorey building hHeight area on a lot south of Plaza Parade;</p> <p>(b) 2.0 where in a 6 sStorey building hHeight area on a lot north of Plaza Parade; or</p> <p>(c) 1.5 where in a 4 sStorey building hheight area.</p>	AO5	No acceptable outcome provided.
PO6	<p>Development ensures that a building achieves the following:-</p> <p>(a) provides an appropriate transition in scale from the higher intensity</p>	AO6	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		
PO7	Development retains significant vegetation on the corner of Maroochy Boulevard and Millwell Road.	AO7	No acceptable outcome provided.
PO8	Development provides open space and appropriate landscaping along the Cornmeal Creek corridor, providing pedestrian and cyclist linkages to adjoining precincts.	AO8	No acceptable outcome provided.
PO9	Development provides a direct linkage between the Maroochy Central precinct and Sunshine Cove to enhance accessibility within the Maroochy Principal Regional Activity Centre.	AO9	No acceptable outcome provided.

10.2.4.19 Overall Outcomes for the Plaza Parade Precinct

- (1) Development provides for the following:-
 - (a) small scale retail and catering premises to be established in the area directly abutting the Maud Canal linking Sunshine Plaza to the retail core area of the Maroochy Central Precinct;
 - (b) medium and high intensity offices to be established in the area west of the Maud Canal retail link and the transit station and interchange;
 - (c) a mix of uses including commercial business uses and residential uses to be established in the area east of the Maud Canal retail link.
- (2) Development provides for the activation of the transit plaza, street and waterside frontages.
- (3) Development facilitates a high level of accessibility between the transit station and interchange (CAMCOS), the Sunshine Plaza and the Retail Sub-precinct of the Maroochy Central Precinct.
- (4) Development provides for a public pedestrian promenade to be constructed along the frontages of the Maud Canal that acts as a link connecting Sunshine Plaza to the transit station and interchange (CAMCOS) and extending through to connect with the Main street in the Maroochy Central Precinct.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochy Principal Regional Activity Centre.
- (6) Development is supported by community facilities, open space and recreational areas and provides for Maud Canal to function as a key element of the urban open space infrastructure network.
- (7) Development responds to land constraints, including flooding constraints.

10.2.4.20 Performance ~~O~~utcomes and ~~A~~acceptable ~~O~~utcomes for the Plaza Parade Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Plaza Parade Precinct			
PO1	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium and high	AO1	<i>No acceptable outcome provided</i>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>intensity commercial development where:-</p> <p>(i) development west of the Maud Canal retail link is limited predominantly to offices so as to maintain separation from noise generating activities;</p> <p>(ii) development east of the Maud Canal retail link consists of mixed-use buildings incorporating commercial business uses and short term or permanent residential uses located at floor levels above the ground sStorey;</p> <p>(b) development having a frontage to the nominated streets and waterways activates frontages at the ground storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development facilitates a high level of accessibility between the transit station, the Sunshine Plaza and the Retail Sub-precinct of the Maroochydore Central Precinct;</p> <p>(d) development provides for Maud Canal to function as a key element of the urban open space infrastructure network that is accessible from adjacent development and the bicycle and pedestrian infrastructure network.</p>		
Built Form			
PO2	Development does not exceed the maximum building hHeight specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO2	<i>No acceptable outcome provided</i>
PO3	Development does not exceed the following plot ratio:- (a) 3.0 where in a 10 sStorey building hHeight area; (b) 2.5 where in a 6 sStorey building hHeight area.	AO3	<i>No acceptable outcome provided</i>
PO4	Development ensures that a building achieves the following:- (a) provides an appropriate transition in scale from the higher intensity precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.	AO4	<i>No acceptable outcome provided</i>
Permeability and Accessibility			
PO5	Development facilitates a high level of	AO5	<i>No acceptable outcome provided</i>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	accessibility to the interim public transit interchange, the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct.		
PO6	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.	AO6	Development provides a public pedestrian promenade along the full length of Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 10.2.1 (Maroochydore Public Pedestrian Promenade Location and Design) .

10.2.4.21 Overall Outcomes for the Sunshine Plaza Precinct

- (1) Development provides for the precinct to operate as one part only of the mixed use retail core area of the Maroochydore Principal Regional Activity Centre.
- (2) Development provides predominantly for higher order comparison shopping.
- (3) Development does not compromise the existing and planned road transport infrastructure network for the whole of the Maroochydore Principal Regional Activity Centre.
- (4) Development encourages public transport, cycling and walking and establishes an attractive pedestrian environment.
- (5) Development incorporates high quality building design and an active street front address and provides a high level of permeability to surrounding precincts.
- (6) Development provides car parking structures and access to car parking structures that do not dominate the street frontage or create conflict with the achievement of street activation, pedestrian/cycle movement and safety outcomes.
- (7) Development ensures that the shopping centre is integrated with the broader Maroochydore Principal Regional Activity Centre, that there are active frontages along Maroochydore Road, Plaza Parade, Horton Parade and Southern Drive and that there is activation of and public access to the public pedestrian promenade extending along Maud Canal and Cornmeal Creek.
- (8) Development ensures that internalised shopping malls do not take the place of or detract from the provision of active frontages providing opportunities for social interaction and connectivity with the interface of the surrounding precincts in the Maroochydore Principal Regional Activity Centre.
- (9) Development facilitates a high level of accessibility and legibility between the traditional town centre (Ocean Street Precinct) and the new town centre being the Maroochydore Central Precinct.
- (10) Development makes a positive contribution to the streetscape and provides detailed architectural treatments that provide interest along key road frontages and corners.
- (11) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.
- (12) Development is supported by community facilities, open space and recreational areas and provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network.
- (13) Development provides for short term or permanent residential uses to occur above the ground storey of a building as part of a mixed use development.
- (14) Development responds to land constraints, including flooding constraints.

- (15) Development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.
- (16) Development provides for the Sunshine Plaza shopping centre to be integrated with and connected to the transit station and interchange (CAMCOS) and the Retail Sub-precinct of the Maroochydore Central Precinct by a public pedestrian promenade constructed along the full length of Cornmeal Creek and the Maud Canal and extending from Sunshine Gardens to the transit station and interchange (CAMCOS).
- (17) Development is not to exceed the development entitlements specified for the precinct so as to avoid delaying or compromising the development of the Maroochydore Central Precinct or adversely impacting on the efficient provision of infrastructure, in particular the existing and proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre.

10.2.4.22 Performance ~~O~~utcomes and ~~A~~acceptable ~~O~~utcomes for the Sunshine Plaza Precinct

Performance Outcomes		Acceptable Outcomes (denoted as ‘S’ where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Intent for the Sunshine Plaza Precinct			
PO1	Development complies with the following intent for the precinct:- <ul style="list-style-type: none"> (a) development predominantly comprises a medium intensity mixed-use retail core:- <ul style="list-style-type: none"> (i) which accommodates a significant quantity of the existing retail uses established in the Master Planned Area; and (ii) where further expansion of retail premises including the additional 37,394m² gross leasable floor area, in addition to the area approved at 1 January 2000 or part thereof, including a second department store or further higher order comparison shopping:- <ul style="list-style-type: none"> (A) is dependent upon the provision of the transport infrastructure necessary to service the existing and further development of the Sunshine Plaza Precinct; and (b) does not jeopardize the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre; (c) where development may provide for short term or permanent residential uses located on a floor level above the ground sStorey to occur as part of mixed use development; (d) development having a frontage to nominated streets and waterways activates frontages at the ground sStorey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes); (e) development having a frontage to Plaza Parade contributes to the establishment of an attractive 	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>pedestrian environment;</p> <p>(f) development facilitates a high level of accessibility to the interim transit interchange, the transit station and interchange (CAMCOS) and the Maroochydore Central Precinct;</p> <p>(g) development provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network that are accessible from adjacent development and bicycle and pedestrian infrastructure networks;</p> <p>(h) development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.</p>		
Development Entitlements			
PO2	<p>Development provides for the following:-</p> <p>(a) the total maximum floor area of all retail premises in the precinct to not exceed 37,394m² gross leasable floor area in addition to the area approved at 1 January 2000;</p> <p>(b) the take up of the development entitlements for the Sunshine Plaza Precinct or any part thereof to be dependent upon the following:-</p> <p>(i) the provision of transport infrastructure necessary to service the existing and any further development of the Sunshine Plaza Precinct taking account of the planned development of the Maroochydore Principal Regional Activity Centre, including the provision of the road infrastructure network through the Maroochydore Central Precinct;</p> <p>(ii) the establishment of strong linkages with other precincts within the Maroochydore Principal Regional Activity Centre and in particular the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity between the mixed use retail core area in the precinct and the Maroochydore Central Precinct;</p> <p>(iii) the provision of urban open space infrastructure and community facilities necessary to service the existing and any further development of the Sunshine Plaza Precinct which are planned to be</p>	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>provided within the Maroochydore Central Precinct;</p> <p>(iv) the creation of an attractive and high quality town centre development that contributes to the development of the Maroochydore Principal Regional Activity Centre as a subtropical coastal city centre with streets and public spaces that are highly permeable, activated and comfortable for pedestrians.</p>		
Built Form			
PO3	Development does not exceed the maximum building height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) .	AO3	No acceptable outcome provided.
PO4	Development provides for parking areas and access to be designed and located:- (a) so that they do not dominate the street frontage or conflict with street activation, pedestrian and cycle movement and safety; (b) so that they do not undermine the character and visual attraction of the Maroochydore Principal Regional Activity Centre; (c) to ensure that no parking area is a dominant visual element of the Maroochydore Principal Regional Activity Centre, the site on which it is developed or the streetscape; and (d) to provide sufficient universally accessible car parks, which are seamlessly connected to pedestrian pathways.	AO4.1 AO4.2 AO4.3 AO4.4	Development provides for parking to be located to the rear, within or underneath buildings. Development ensures that the façade of above ground parking structures avoids expressing sloping ramps or features with an excessive vertical or horizontal emphasis by sleeving with active retail and commercial business uses. Development ensures that the openings in parking structure facades are screened to hide the parking operation as much as possible. Development provides universally accessible car parks which are connected to accessible pedestrian pathways without any lip or step.
PO5	Development does not exceed a plot ratio of 2.0.	AO5	No acceptable outcome provided.
Permeability and Accessibility			
PO6	Development facilitates a high level of accessibility to the interim transit interchange and the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct.	AO6	No acceptable outcome provided.
PO7	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.	AO7	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 10.2.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
PO8	Development extends Southern Drive to connect Amaroo Court to Maroochydore Road.	AO8	No acceptable outcome provided.
PO9	Development ensures that Cornmeal Creek and Maud Canal function as	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 'S' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	primary open space links that are accessible from adjoining development sites and major movement networks within the Maroochydore Principal Regional Activity Centre.		

10.2.4.23 Overall Outcomes for the Maroochydore Central Precinct

- (1) Development provides the widest range and highest order of future retail, commercial business, administrative, community, cultural, and entertainment activities and incorporates civic, government, recreation and cultural functions of regional significance.
- (2) Development provides for a combination and intensity of uses that establish the precinct as the pre-eminent central business district for the Sunshine Coast region and creates a true city centre/heart for the Maroochydore Principal Regional Activity Centre.
- (3) Development provides for the highest concentration of future core retailing that together with the Sunshine Plaza Precinct forms the retail core area of the Maroochydore Principal Regional Activity Centre.
- (4) Development provides for the city centre to be supported by and co-located with a high frequency public transport infrastructure network including the transit station and interchange (CAMCOS) and the civic plaza.
- (5) Development provides for residential and tourist accommodation to be provided at an appropriate scale that supports the viability of the Maroochydore Principal Regional Activity Centre and integrates with and enhances the fabric of the Maroochydore Principal Regional Activity Centre.
- (6) Development provides a range of dwelling types and sizes to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.
- (7) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Regional Activity Centre.
- (8) Development provides significant public open space areas including malls, plazas, parks and gardens.
- (9) Development maximises public transport accessibility and use and encourages walking and cycling.
- (10) Development is integrated with development and infrastructure within the other developed precincts of the Maroochydore Principal Regional Activity Centre.
- (11) Development responds to land constraints, including flooding constraints.
- (12) Development provides for a large expanse of central parkland focused on the Maud Canal including the waterway area and provides for a wide range of informal active and passive recreation facilities and gathering spaces.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to avoid adversely impacting upon the efficient provision of infrastructure in particular transport infrastructure.
- (14) Development provides for the establishment of the infrastructure planned for the precinct as specified on the structure plan maps and recognises the critical link between infrastructure provision and in the Maroochydore Central Precinct and the future sustainable development of the Maroochydore Principal Regional Activity Centre.

10.2.4.24 Performance ~~Q~~outcomes and ~~A~~acceptable ~~Q~~outcomes for the Maroochydore Central Precinct

Performance Outcomes		Acceptable Outcomes	
<i>Intent for the Parkland Sub-Precinct</i>			
PO1	Development complies with the following intent for the Parkland Sub-precinct:- (a) development comprises urban open	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>space that provides the green spine and open space centerpiece for the Maroochydore Principal Regional Activity Centre and accommodates a civic plaza, district recreation park, local recreation park and gathering spaces;</p> <p>(b) development ensures that the Maud Canal provides a key landscape and recreational feature and an appropriate level of flood immunity for the balance of the Maroochydore Central Precinct;</p> <p>(c) development ensures that the Maud Canal promotes interconnectivity to the following:-</p> <p>(i) sub-precincts within the Maroochydore Central Precinct by providing connections between the Retail Sub-precinct and the Community Facilities Sub-precinct;</p> <p>(ii) precincts external to the Maroochydore Central Precinct, in particular, the Plaza Parade Precinct and the Sunshine Plaza Precinct;</p> <p>(iii) areas external to the Master Planned Area by providing connections between the Retail Sub-precinct and the areas to the east of the Master Planned Area;</p> <p>(d) development provides for the civic plaza and the transit plaza to be established and to function as community meeting spaces and public squares which are connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development;</p> <p>(e) development visually, functionally and physically integrates with the Community Facilities Sub-precinct.</p>		
Intent for the Community Facilities Sub-precinct			
PO2	<p>Development complies with the following intent for the Community Facilities Sub-precinct:-</p> <p>(a) development comprises community facilities infrastructure consisting of a proposed regional library, local community centre, meeting spaces, administration space, a regional arts and convention centre and international hotel t urban open space infrastructure including a public amphitheatre;</p> <p>(b) development ensures that the precinct functions as the community heart for the Maroochydore Principal Regional Activity Centre which is connected to the pedestrian dominated Main Street, the civic plaza, public amphitheatre and other elements of the urban open space in</p>	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the Parkland Sub-precinct, as well as the transit station and interchange (CAMCOS) and transit plaza on the other side of the Maud Canal and the interim transit interchange;</p> <p>(c) development provides a built form which frames and activates the civic plaza and the other elements of the adjoining urban open space in the Parkland Sub-precinct to create a human scale and pedestrian friendly environment.</p>		
Intent for the Retail Sub-precinct			
PO3	<p>Development complies with the following intent for the Retail Sub-precinct:-</p> <p>(a) development predominantly comprises a high intensity mixed-use retail core that accommodates the highest concentration of future retail floor space in the mixed use retail core area of the Master Planned Area and may provide for short term or permanent residential accommodation or office uses to occur as part of mixed-use buildings located on floor levels above the ground storey;</p> <p>(b) development provides for the establishment of the transit station and interchange (CAMCOS) as an essential component of the sub-precinct, delivering multi-modal local and regional public transport services to the heart of the Maroochydore Principal Regional Activity Centre;</p> <p>(c) development is integrated with the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the transit plaza, civic plaza, public amphitheatre and other urban open space infrastructure, the community facilities infrastructure in the Community Facilities Sub-precinct and the medium intensity mixed-use retail core area in the Sunshine Plaza Precinct and interim transit interchange;</p> <p>(d) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(e) development provides for public spaces and streets that have a high level of accessibility and are quality pedestrian and bicycle environments.</p>	AO3	No acceptable outcome provided.
Intent for the Commercial Sub-precinct			
PO4	<p>Development complies with the following intent for the Commercial Sub-precinct:-</p> <p>(a) development predominantly</p>	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>comprises medium intensity commercial development consisting of office based commercial business uses and entertainment uses that provide a key employment and entertainment hub for the Maroochydore Principal Regional Activity Centre;</p> <p>(b) development does not provide for residential uses in order to maintain appropriate separation from noise generating activity associated with commercial business uses, entertainment uses and the operation of the transit station and interchange (CAMCOS);</p> <p>(c) development is integrated with the interim transit interchange, transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure and the mixed use retail core area in the Retail Sub-precinct and the Sunshine Plaza Precinct and the Plaza Parade Precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for a road connection across the Maroochy Boulevard Precinct to Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochydore Central Precinct.</p>		
Intent for the Main Street South Sub-precinct			
PO5	<p>Development complies with the following intent for the Main Street South Sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity mixed-use residential/commercial development incorporating a significant amount of permanent residential uses and some offices at floor levels above the ground storey;</p> <p>(b) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct.</p>	AO5	No acceptable outcome provided.
Intent for the Main Street North Sub-precinct			

Performance Outcomes		Acceptable Outcomes	
PO6	<p>Development complies with the following intent for the Main Street North Sub-precinct:-</p> <p>(a) development predominantly comprises high intensity residential uses with some capacity for commercial business uses at ground and podium level;</p> <p>(b) development provides uses such as cafes and retail uses which activate the street and waterside frontages at the ground storey as specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for the civic plaza and other elements of urban open space infrastructure in the Parkland Sub-precinct to be established and to function as a community meeting space and public square which is connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development in the Main Street North Sub-precinct.</p>	AO6	No acceptable outcome provided.
Intent for the Residential Sub-precinct			
PO7	<p>Development complies with the following intent for the sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity residential uses with some limited ground storey convenience retail and café activities;</p> <p>(b) development accommodates generous urban open space linkages between Maud Street and the Parkland Sub-precinct and facilitates bicycle and pedestrian permeability.</p>	AO7	No acceptable outcome provided.
Development Entitlements			
PO8	<p>Development complies with the following development entitlements:-</p> <p>(a) a minimum of 2,000 dwellings to be established in the precinct;</p> <p>(b) a maximum of 65,000m² gross leasable floor area of retail premises to be established in the precinct; which is limited to the following:-</p> <p>(i) 50,000m² gross leasable floor area in the Retail Sub-precinct;</p> <p>(ii) 15,000m² gross leasable floor area in the whole of the</p>	AO8	<i>No acceptable outcome provided</i>

Performance Outcomes		Acceptable Outcomes									
	Commercial Sub-precinct, Main Street South Sub-precinct and Main Street North Sub-precinct combined; (c) a maximum of 150,000m ² gross leasable floor area of commercial business uses (other than retail premises) to be established in the precinct.										
Street Network											
PO9	Development is designed to ensure a high level of permeability and incorporates a street network that is interconnected and highly legible whereby:- (a) development is oriented to respect the local climatic opportunities with streets oriented to maximize access to prevailing breezes; and (b) development provides high levels of access to a public open space or civic plaza that serves as a community focal point and gathering places.	AO9	Development ensures that street blocks are based on a grid pattern with a block dimension of not more than 170m and a length to width ratio of not more than 1:4. <i>Note:- The specific arrangement of streets within the Maroochydore Central Precinct (Master Plan Unit) and their design which is to provide a safe, legible and cohesive movement network will be addressed as part of the master planning process.</i>								
PO10	Development is designed so that the size and orientation of a lot ensures optimum solar access.	AO10	Development is designed so that the majority of streets are aligned to 20 degrees of north.								
PO11	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street profiles including laneways, rear lanes and main streets.	AO11	Development is designed to ensure lots provide for a diversity of lot sizes and cross streets and lanes to provide finer grain streetscapes.								
PO12	Development provides for the following: (a) larger consolidated floor plates for commercial development; (b) longer narrower sites which enable cross ventilation for residential development.	AO12.1	Development provides for a residential building to face north onto streets where possible.								
		AO12.2	Development provides a commercial building to face south where possible.								
Mix of Uses											
PO13	Development provides for the mix of residential and non-residential uses stated in the Table below:- <table border="1" data-bbox="309 1420 756 1792"> <thead> <tr> <th>Retail and Main Street North Sub-precincts</th> <th>Commercial Sub-precincts</th> <th>Main Street South Sub-precincts</th> <th>Residential Sub-precinct</th> </tr> </thead> <tbody> <tr> <td>Maximum 40% of the gross floor area for residential uses.</td> <td>100% of the gross leasable floor area for non-residential uses.</td> <td>Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross leasable floor area for non-residential uses.</td> <td>Minimum 90% of the gross floor area for residential uses.</td> </tr> </tbody> </table>	Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct	Maximum 40% of the gross floor area for residential uses.	100% of the gross leasable floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross leasable floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.	AO13	No acceptable outcome provided.
Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct								
Maximum 40% of the gross floor area for residential uses.	100% of the gross leasable floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross leasable floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.								
Built Form											
PO14	Development does not exceed the maximum building H Height specifically identified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) with the exception of the following:-	AO14.1	Development for a building stated in Performance Outcome PO14(a) achieves a certified minimum 4 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level.								

Performance Outcomes		Acceptable Outcomes	
	<p>(a) development provides for buildings of a maximum height of 66 metres within the Retail Sub-precinct of the Maroochydore Central Precinct where it can be demonstrated that the buildings achieve excellence in environmentally sustainable building design;</p> <p>(b) development provides for one landmark building to a maximum height of 83.5 metres within the Retail Sub-precinct of the Maroochydore Central Precinct where it can be demonstrated that the building:-</p> <p>(i) achieves excellence in environmentally sustainable building design; and</p> <p>(ii) is iconic in nature and of the highest architectural design excellence.</p> <p><i>Note:-</i></p> <p>No maximum building height is specified for buildings in the Community facilities sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) as it is intended that future master planning will determine the appropriate built form parameters to apply to development in this sub-precinct.</p>	AO14.2	<p>Development for a building stated in Performance Outcome PO14(b):</p> <p>(a) achieves a certified minimum 5 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level; and</p> <p>(b) is endorsed by the Council's Urban Design Advisory Board.</p>
PO15	<p>Development does not exceed, unless stated in a master plan, the following plot ratio:-</p> <p>(a) 3.0 where in a 15 storey building height area; and</p> <p>(b) 2.0 where in a 8 storey building height area.</p>	AO15	No acceptable outcome provided.
PO16	<p>Development provides the landscape and frontage treatments and other urban design elements for the site specified on Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area Active Frontages, Gateways and Activity Nodes).</p>	AO16	No acceptable outcome provided.
PO17	<p>Development provides that a building in the Retail Sub-precinct, Main Street North Sub-precinct and Community Facilities Sub-precincts has a clearly defined podium and slender tower form to achieve the following:-</p> <p>(a) allow for light and air penetration;</p> <p>(b) provide for an adequate level of privacy and outlook;</p> <p>(c) avoid excessively wide facades;</p> <p>(d) ensure a human scale of development at street level;</p> <p>(e) avoid wind tunnelling effects.</p>	AO17	No acceptable outcome provided.
PO18	<p>Development ensures that a building achieves the following:-</p> <p>(a) contributes to a cohesive streetscape;</p> <p>(b) provides for a human scale at street</p>	AO18	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	level and adjoining urban open space, bicycle and pedestrian thoroughfares.		
PO19	Development ensures that the civic plaza is well connected to parts of the Parkland Sub-precinct.	AO19	No acceptable outcome provided.
PO20	Development provides a transit station and interchange (CAMCOS) as an essential component of the Retail Sub-precinct of the Maroochydore Central Precinct, delivering multi modal local and regional public transport services to the heart of the Maroochydore Principal Regional Activity Centre, which is integrated with surrounding public spaces and built form.	AO20	No acceptable outcome provided.
PO21	Development provides for 40% of land within the precinct as urban open space (including waterway area), which achieves the following:- (a) is integrated with the external open space network; (b) is capable of accommodating elements of the regional level parkland network; (c) facilitates opportunities for passive and active recreation and community event and gathering places; (d) can accommodate formal gardens, community gardens and natural vegetation; (e) is integrated with and provides for the establishment of an expansive public pedestrian promenade in public ownership along the full length of the Maud Canal in accordance with the specifications shown in Figure 10.2.1 (Maroochydore Public Pedestrian Promenade Location and Design)	AO21	No acceptable outcome provided.
PO22	Development provides for the following:- (a) the finished ground surface levels of new lots following building work to be above the defined flood event to protect the development from the risk of flooding; (b) undeveloped lots which will be subject to subsequent building work that is likely to involve basement excavation may temporarily have lower ground surface levels which may be raised to above the defined flood event at the time of building work utilising fill material from basement excavation works; (c) all lots are to be free draining, avoid pondage of stormwater and are not to cause any adverse amenity impact or other nuisance.	AO22	No acceptable outcome provided.
Permeability and Accessibility			
PO23	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station	AO23	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with

Performance Outcomes		Acceptable Outcomes	
	and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.		the specifications shown on Figure 10.2.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
PO24	Development treats Maud Canal as a key landscape feature which supports, rather than prevents, interconnectivity within the Maroochydore Central Precinct and to other precincts in the Maroochydore Principal Regional Activity Centre.	AO24	No acceptable outcome provided.
PO25	Development designs the Parkland Sub-precinct and in particular the Maud Canal waterway to provide for flood immunity for the balance of the Maroochydore Central Precinct for the defined flood event.	AO25	No acceptable outcome provided.
PO26	Development designs the Maud Canal channel to ensure it remains tidal, with permanent water capable of maintaining an acceptable level of water quality, amenity and usability for recreational purposes.	AO26	No acceptable outcome provided.
Natural Hazards			
PO27	Development provides an efficient drainage network which:- (a) provides capacity for stormwater discharge; (b) minimises flood risk from major rainfall events; and (c) does not result in adverse impacts upstream or downstream.	AO27	Development provides development and storm water drainage infrastructure in accordance with a flood and drainage study submitted to and approved by the Council.

10.2.4.25 Overall Outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides for safe, efficient, well located and legible infrastructure and services networks in accordance with the following:-
 - (a) the Maroochydore PRAC structure plan, in particular the structure plan maps and *Sunshine Coast Planning Scheme* other than to the extent that an infrastructure arrangement applicable to the land the subject of the development specifically states that the infrastructure arrangement is to prevail over the Maroochydore PRAC structure plan and *Sunshine Coast Planning Scheme* to the extent of an inconsistency;
 - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development are provided ahead of or in conjunction with the development.
- (4) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (5) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (6) Development in the Master Planned Area ensures that infrastructure corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (7) Development in the Master Planned Area ensures that infrastructure is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.

- (8) Development in the Master Planned Area ensures that infrastructure is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

10.2.4.26 Performance **O**utcomes and **A**acceptable **O**utcomes for the Development of Infrastructure and Services

Performance Outcomes		Acceptable Outcomes (denoted as ^{‘s’} where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
Infrastructure Generally			
PO1	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Maroochydore PRAC structure plan; (b) the other parts of the <i>Sunshine Coast Planning Scheme</i> .	AO1	No acceptable outcome provided.
PO2	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure specified in the structure plan maps; (b) other infrastructure not specified in the structure plan maps; (c) services in the Master Planned Area.	AO2	No acceptable outcome provided.
PO3	Development is carried out in accordance with the infrastructure networks specified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	AO3	No acceptable outcome provided.
PO4	Development is consistent with the development entitlements upon which the infrastructure and other development obligations have been provided and planned by the local government or other infrastructure providers.	AO4	No acceptable outcome provided.
PO5	Development does not adversely impact on or compromise existing or planned infrastructure and services networks.	AO5	No acceptable outcome provided.
PO6	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.	AO6	No acceptable outcome provided.
PO7	Development provides infrastructure to service the development where:- (a) the existing infrastructure provided by an infrastructure provider that is necessary to service the development is not adequate; or (b) the infrastructure to be provided by an infrastructure provider to service the development is necessary, but is not yet available; or (c) the development is not consistent with the development entitlements and assumptions upon which infrastructure has been provided or is planned to be provided by an infrastructure provider.	AO7	No acceptable outcome provided.
PO8	Development provides infrastructure and	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>services which achieves the following:-</p> <ul style="list-style-type: none"> (a) meets the standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks. 		
Road Transport Infrastructure Network			
PO9	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> (a) the road transport infrastructure network identified conceptually for the Maroochydore Central Precinct and identified specifically outside of the Maroochydore Central Precinct on Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area Road Transport Infrastructure Network); and (b) the road transport infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan. 	AO9	No acceptable outcome provided.
PO10	<p>Development provides road transport infrastructure which achieves the following:-</p> <ul style="list-style-type: none"> (a) services the development; (b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network; (c) protects and enhances the function of roads in the road hierarchy; (d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development; (e) where required, provides dedicated public transport lanes and bus priority at major intersections and is otherwise capable of accommodating prioritised public transport circulation; (f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape; (g) is safe, efficient and legible in meeting the requirements of the 	AO10	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<ul style="list-style-type: none"> intended use; (h) where required for evacuation purposes is established above the defined flood event; (i) appropriate access and egress for emergency services vehicles. 		
PO11	<p>Development provides a road transport infrastructure network which:-</p> <ul style="list-style-type: none"> (a) is highly permeable; (b) based on a grid or modified grid pattern layout; and (c) ensures the priority of pedestrians, cyclists and public transport users over private vehicles. 	AO11	No acceptable outcome provided.
Public Transport Infrastructure Network			
PO12	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> (a) the public transport infrastructure network identified conceptually for the Maroochydore Central Precinct and identified specifically outside of the Maroochydore Central Precinct on Other Plans Map OPM M8 (Maroochydore PRAC Master Planned Area Public Transport Infrastructure Network); and (b) the public transport infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan. 	AO12	No acceptable outcome provided.
PO13	<p>Development ensures that the dedicated transit corridor (CAMCOS), transit station and interchange (CAMCOS), interim transit interchange and public transport stops are:</p> <ul style="list-style-type: none"> (a) designed to ensure priority for pedestrians, cyclists and public transport users over private vehicles; (b) effectively connected with the regional public transport network outside of the Master Planned Area; and (c) designed, constructed and operated to provide users with the following:- <ul style="list-style-type: none"> (i) efficient connections to key destinations within and outside of the Master Planned Area; (ii) service frequency and reliability; (iii) reduced travel times; (iv) a high quality travel experience. 	AO13	No acceptable outcome provided.
PO14	<p>Development provides public transport infrastructure which achieves the following:-</p> <ul style="list-style-type: none"> (a) services the development; (b) integrates with the existing and planned public transport infrastructure network; (c) protects and enhances the function of public transport infrastructure; (d) is safe, efficient and legible in meeting the requirements of the intended use. 	AO14	No acceptable outcome provided.
Public Parking Facilities Infrastructure Network			

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
PO15	Development in the Maroochydore Central Precinct provides land for public parking facilities in consolidated locations as identified conceptually on Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area Road Transport Infrastructure Network) .	AO15	No acceptable outcome provided.
PO16	Development provides public parking facilities infrastructure which complies with the Transport and parking code .	AO16	No acceptable outcome provided.
Bicycle and Pedestrian Infrastructure Network			
PO17	Development is carried out in accordance with:- (a) the bicycle and pedestrian infrastructure network which is identified conceptually for the Maroochydore Central Precinct and identified specifically outside of the Maroochydore Central Precinct on Other Plans Map OPM M9 (Maroochydore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) ; and (b) the bicycle and pedestrian infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan .	AO17	No acceptable outcome provided.
PO18	Development provides a bicycle and pedestrian infrastructure network that ensures the priority of pedestrians, cyclists and public transport users over private vehicles.	AO18	No acceptable outcome provided.
PO19	Development provides bicycle and pedestrian infrastructure which incorporates:- (a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:- (i) seats; (ii) standby areas; (iii) secure bicycle parking; (iv) picnic facilities; (v) drinking fountains; (vi) shade; (vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations including commercial buildings.	AO19	No acceptable outcome provided.
PO20	Development provides bicycle and pedestrian infrastructure which:- (a) services the development; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area. (c) accesses the existing and planned	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network and facilities and services within and external to the Master Planned Area;</p> <p>(d) protects and enhances the function of bicycle and pedestrian infrastructure; and</p> <p>(e) is safe, efficient and legible in meeting the requirements of the intended use.</p>		
PO21	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	AO21	No acceptable outcome provided.
Water Supply Infrastructure Network			
PO22	Development is carried out in accordance with the water supply infrastructure network identified conceptually on Other Plans Map OPM M10 (Maroochydore PRAC Master Planned Area Water Supply Infrastructure Network) .	AO22	No acceptable outcome provided.
PO23	<p>Development provides water supply infrastructure which complies with the requirements for water supply specified in the following:-</p> <p>(a) the standards for the construction of water supply in the applicable local planning instrument;</p> <p>(b) the specifications of the relevant distributor - retailer.</p>	AO23	No acceptable outcome provided.
PO24	<p>Development provides water supply infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned water supply infrastructure network;</p> <p>(c) protects and enhances the function of the water supply infrastructure; and</p> <p>(d) meets the requirements of the intended use.</p>	AO24	No acceptable outcome provided.
PO25	<p>Development near or over water infrastructure:-</p> <p>(a) protects the infrastructure from physical damage; and</p> <p>(b) allows ongoing necessary access for maintenance purposes.</p>	AO25	Development near or over the water infrastructure complies with Planning Scheme Policy for Development Works .
PO26	<p>Development minimises demand for reticulated drinking water by the following:-</p> <p>(a) providing an independent water supply system supplying water for the irrigation of landscape and open space areas by the following:-</p> <p>(i) harvested stormwater;</p> <p>(ii) collected rainwater unless otherwise required for non-potable use in a building;</p> <p>(iii) recycled water;</p> <p>(b) providing water for external fire fighting from a water supply appropriately sized, treated and</p>	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	approved by Queensland Fire and Rescue.		
Sewer Infrastructure Network			
PO27	Development is carried out in accordance with the sewer infrastructure network as identified conceptually on Other Plans Map OPM M11 (Maroochydore PRAC Master Planned Area Sewage Infrastructure Network) .	AO27	No acceptable outcome provided.
PO28	Development provides sewer infrastructure which complies with the requirements for sewer specified in the following:- (a) the standards for the construction of sewer in the applicable local planning instrument; (b) the specifications of the relevant water entity.	AO28	No acceptable outcome provided.
PO29	Development provides sewer infrastructure which:- (a) services the development; (b) integrates with the existing and planned sewer infrastructure; (c) protects and enhances the function of sewer infrastructure; (d) meets the requirements of the intended use; and (e) is designed and constructed to protect the amenity and character of the locality.	AO29	No acceptable outcome provided.
PO30	Development near or over sewer infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	AO30	Development near or over the sewer infrastructure complies with Planning Scheme Policy for Development Works .
PO31	Development maximises the opportunities for the use of recycled water.	AO31	No acceptable outcome provided.
PO32	Development minimises stormwater inflow and infiltration to the sewer infrastructure network.	AO32	No acceptable outcome provided.
Stormwater Infrastructure Network			
PO33	Development is carried out in accordance with:- (a) the stormwater infrastructure network identified conceptually on Other Plans Map OPM M12 (Maroochydore PRAC Master Planned Area Stormwater Infrastructure Network) ; and (b) the stormwater infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan for the following :- (i) rainwater capture and harvesting; (ii) garden and landscape irrigation; (iii) stormwater capture, storage and reuse; (iv) stormwater pollutant management.	AO33	No acceptable outcome provided.
PO34	Development provides stormwater infrastructure which:-	AO34	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	(a) services the development; (b) integrates with the existing and planned stormwater infrastructure network; (c) protects and enhances the function of stormwater infrastructure; and (d) meets the requirements of the intended use.		
PO35	Development provides stormwater infrastructure for the drainage of the premises prevents the following:- (a) the ponding of stormwater on site; (b) a hazard to personal health and safety or property.	AO35	No acceptable outcome provided.
PO36	Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.	AO36	No acceptable outcome provided.
PO37	Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design. <i>Note:- The Planning Scheme Policy for the Maroochydore PRAC structure plan provides further guidance regarding contemporary best practice standards for water sensitive urban design.</i>	AO37	No acceptable outcome provided.
PO38	Development provides road transport infrastructure, including footpaths, that accommodate the management of stormwater runoff through a combination of water sensitive urban design techniques:- (a) such as the following:- (i) porous pavements; (ii) swales; (iii) vegetated buffers; (iv) vegetated infiltration; (v) extended detention areas; and (b) that are integrated with the built form and streetscapes, and are positioned as close as practical to the source of the run off.	AO38	No acceptable outcome provided.
PO39	Development provides for the management of stormwater to incorporate appropriate parameters for climate change ¹⁷ which are consistent with the anticipated functional lifespan of the stormwater infrastructure.	AO39	No acceptable outcome provided.
PO40	Development maximises stormwater treatment by the following:- (a) limiting the extent of impervious surfaces; (b) using porous paving in low traffic areas;	AO40	Development provides for all impervious surfaces not to be connected to the stormwater infrastructure network or receiving waters by directing flow through appropriately sized and positioned vegetated swales and bio-retention areas

¹⁷ The *Planning Scheme Policy for the Maroochydore PRAC structure plan* provides guidance on provision that should be made in drainage design for the consequences of climate change.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	(c) draining hard surfaces towards permeable surfaces including turf and garden beds.		incorporated into streetscapes, public spaces and landscaping.
PO41	<p>Development is designed to capture, store and reuse on site surface stormwater such that:-</p> <p>(a) site surface stormwater drainage is directed to a stormwater storage which:-</p> <ul style="list-style-type: none"> (i) is provided on the site; (ii) is separate from rainwater storages; (iii) is screened to exclude leaf litter and insects; (iv) is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and (v) is integrated into the design of building or site landscaping; <p>(b) collected stormwater is pumped throughout the site for garden and landscape irrigation only;</p> <p>(c) the stormwater storage is sized to sustain the irrigation of landscape and open space areas without connection to the reticulated water supply system;</p> <p>(d) the stormwater supply is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and</p> <p>(e) the stormwater harvesting meets on-site 'fit for purpose' usage with an overall 80% annual reliability.</p>	AO41	No acceptable outcome provided.
PO42	<p>Development provides buildings that are designed to capture, store and reuse rainwater such that:</p> <p>(a) all building roof drainage is directed to rainwater storage which:</p> <ul style="list-style-type: none"> (i) is provided on the site; (ii) is screened to exclude leaf litter and insects; (iii) includes a first flush device; (iv) is appropriately treated to remove pollutants in accordance with the intended use of the water; and (v) is integrated into the design of building or site landscaping; <p>(b) collected water is pumped throughout the building for use in toilet flushing and cold water laundry with 85% source reliability; and</p> <p>(c) rainwater storages are connected to the reticulated water supply system for top up when available supply is equal to 10%.</p>	AO42	No acceptable outcome provided.
Urban Open Space Infrastructure Network			
PO43	<p>Development is carried out in accordance with:-</p> <p>(a) the urban open space infrastructure network which is identified</p>	AO43	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>conceptually for the Maroochydore Central Precinct and identified specifically outside of the Maroochydore Central Precinct on Other Plans Map OPM M13 (Maroochydore PRAC Master Planned Area Urban Open Space Infrastructure Network); and</p> <p>(b) the urban open space infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan for:</p> <p>(i) urban open space infrastructure generally;</p> <p>(ii) the design and development of the Civic Plaza;</p> <p>(iii) the design and development of the Transit Plaza,</p> <p>(iv) the design and development of the Public Amphitheatre;</p> <p>(v) the design and development of the District Recreational Park;</p> <p>(vi) the design and development of the Local Recreational Park;</p> <p>(vii) the design and development of the Cornmeal Creek Plaza.</p>		
PO44	<p>Development provides urban open space infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned urban open space infrastructure network;</p> <p>(c) protects and enhances the function of urban open space infrastructure network; and</p> <p>(d) is safe, efficient and legible in meeting the requirements of the intended use.</p>	AO44	No acceptable outcome provided.
PO45	<p>Development provides for the urban open space infrastructure network to be provided as an interconnected system that radiates from the Parkland Sub-precinct of the Maroochydore Central Precinct and provides linkages in and external to Maroochydore Principal Regional Activity Centre.</p>	AO45	No acceptable outcome provided.
PO46	<p>Development provides for the urban open space infrastructure network to accommodate a wide range of formal and informal active and passive recreation activities in conjunction with formal gardens, community gardens and natural vegetation.</p>	AO46	No acceptable outcome provided.
PO47	<p>Development provides an urban open space infrastructure network that ensures priority of pedestrians, cyclists and public transport users over private motor vehicles.</p>	AO47	No acceptable outcome provided.
PO48	<p>Development provides in the urban open space for a continuous, safe and convenient bicycle and pedestrian infrastructure network on Other Plans</p>	AO48	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>Map OPM M9 (Maroochydore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) which is:</p> <p>(a) identified conceptually for the Maroochydore Central Precinct; and</p> <p>(b) identified specifically outside of the Maroochydore Central Precinct.</p>		
PO49	Development provides for the urban open space infrastructure network to accommodate environmental and flood mitigation functions with appropriate consideration for the impacts of climate change ¹⁸ .	AO49	No acceptable outcome provided.
PO50	Development which provides infrastructure in the urban open space infrastructure network is to ensure that it is located and designed to be resilient to the likely frequency of inundation taking account of the impacts of climate change.	AO50	No acceptable outcome provided.
PO51	Development creates an appropriate interface with the urban open space infrastructure network by providing for the transitioning of building h Height, casual surveillance and accessibility to bicycle and pedestrian infrastructure networks.	AO51	No acceptable outcome provided.
PO52	Development provides for safe and non-discriminatory access to urban open space.	AO52	No acceptable outcome provided.
Community Facilities Infrastructure Network			
PO53	<p>Development is carried out in accordance with:-</p> <p>(a) the community facilities infrastructure network which is identified conceptually for the Maroochydore Central Precinct and identified specifically outside of the Maroochydore Central Precinct on Other Plans Map OPM M14 (Maroochydore PRAC Master Planned Area Community Facilities Infrastructure Network); and</p> <p>(b) the community facilities infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan.</p>	AO53	No acceptable outcome provided.
PO54	<p>Development provides for community facilities infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) is co-located with other community facilities infrastructure and urban space infrastructure where appropriate;</p> <p>(c) incorporates principles of uUniversal design;</p> <p>(d) is high quality in design and contributes to the creation of a sense</p>	AO54	No acceptable outcome provided.

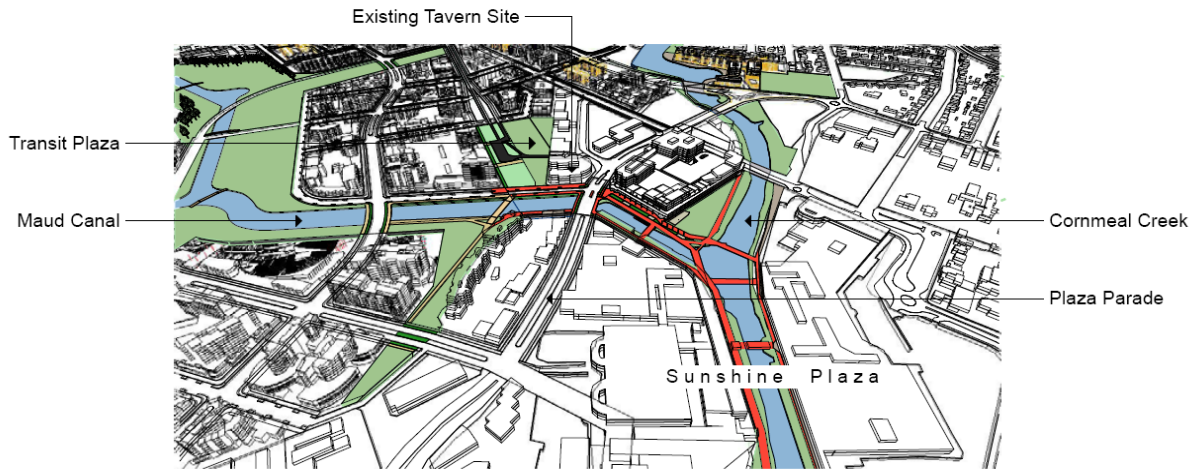
¹⁸ The *Planning Scheme Policy for the Maroochydore PRAC structure plan* provides guidance on provision to be made in drainage design for the consequences of climate change. Applicants should also have regard to the *Biodiversity, Waterways and Wetlands Overlay Code*, *Flood Hazard Overlay Code* and the *Stormwater management code* in the *planning scheme*.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<ul style="list-style-type: none"> of place and community identity; (e) is multifunctional where appropriate; (f) protects and enhances the function of community facilities infrastructure; and (g) is safe, efficient and legible in meeting the requirements of the intended use. 		
PO55	Development provides non-discriminatory access to the community facilities infrastructure network.	AO55	No acceptable outcome provided.
PO56	Development provides a community facilities infrastructure network that ensures priority of pedestrians, cyclists and public transport users over private vehicles.	AO56	No acceptable outcome provided.
Electricity Infrastructure Network			
PO57	Development is carried out in accordance with the electricity infrastructure network as specified on Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network) .	AO57	No acceptable outcome provided.
PO58	Electricity infrastructure development:- <ul style="list-style-type: none"> (a) is of a high quality design and construction; (b) is visually integrated with the surrounding area so as not to be visually dominant or intrusive; (c) does not have an adverse impact on the amenity of the locality; (d) ensures that substation buildings (excluding lightning rods and power poles) are below the level of the predominant tree canopy or the level of surrounding buildings and structures; and (e) is camouflaged through the use of colours and materials which blend into the landscape; (f) is treated to eliminate glare and reflectivity; (g) is landscaped; and (h) is otherwise consistent with the amenity and character of the precinct or sub-precinct in which it is located. 	AO58	No acceptable outcome provided.
PO59	Electricity infrastructure substations are designed so that:- <ul style="list-style-type: none"> (a) transformers and other equipment are enclosed within buildings or other structures; (b) to the degree practicable, buildings and other structures blend in with the locality; and (c) landscaping is provided along the lot boundaries to provide a visual screen for the facility, whilst allowing for some breaks in the landscaping allowing overhead and underground power line access to the substation. 	AO59	No acceptable outcome provided.
Telecommunications Infrastructure Network			
PO60	Development is carried out in accordance with:-	AO60	No acceptable outcome provided.

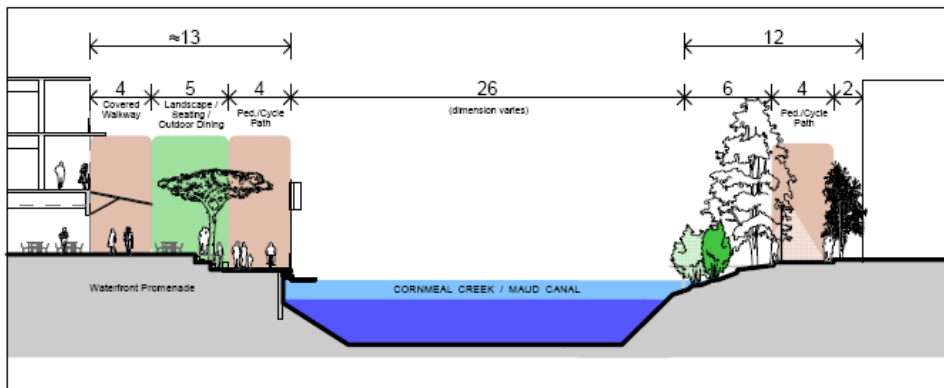
Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
	<p>(a) the telecommunications infrastructure network identified conceptually on Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network); and</p> <p>(b) the telecommunications infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PRAC structure plan.</p>		
PO61	<p>Development provides for the following telecommunications infrastructure to service the development:-</p> <p>(a) conduits and pits to enable the provision of fibre optic cabling;</p> <p>(b) fibre optic cable to service each lot with lead in from the property boundary;</p> <p>(c) a dedicated or shared network management centre with active equipment installed to meet Australian Standards;</p> <p>(d) redundant backbone connectivity;</p> <p>(e) open access services to be available to all customer connections;</p> <p>(f) the ability to provide multiple telecommunications services and providers in buildings.</p>	<p>AO61.1</p> <p>Development provides an underground access connection pit and lead-in duct in the footpath, plus a conduit from the property boundary to the following:-</p> <p>(a) a designed entry point in each building;</p> <p>(b) each lot in a community title scheme;</p> <p>AO61.2</p> <p>Development provides the following underground access at a size and capacity that is capable of accommodating the ultimate development scenario for the site and the Master Planned Area:-</p> <p>(a) pits and conduits throughout a subdivision including fibre optic distribution hubs as necessary;</p> <p>(b) a central aggregation point to establish connection to a region wide network.</p> <p>AO61.3</p> <p>Development provides optic fibre as follows:</p> <p>(a) in commercial areas, point to point network design with dedicated optic fibres;</p> <p>(b) in residential areas, network design with passive optic network using splitters.</p> <p>AO61.4</p> <p>Development provides a dedicated or shared network management centre with head-end active equipment capable of delivering data, video, telephony, free to air TV and pay TV to Australian Standards.</p> <p>AO61.5</p> <p>Development is to identify a wholesale only carrier to own, operate and maintain the built network as an open access network with multiple competing service providers.</p> <p>AO61.6</p> <p>Development provides conduits for telecommunications infrastructure, including fibre optic cable which are:-</p> <p>(a) laid in common service trenches that incorporate electricity and gas services;</p> <p>(b) provided on alignment of 2.1 to 3.0 metres from the boundary of each lot created; and</p> <p>(c) constructed of 100mm diameter white PVC communications pipe.</p>	
Other Services			
PO62	Development provides for other services required to meet the reasonable needs of the users of the development.	AO62	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable development <u>accepted development subject to requirements</u>)	
PO63	Development provides for a reticulated gas service.	AO63.1	Development provides for the reticulated gas network to be laid in common service trenches to service individual properties.
		AO63.2	Development provides for the bulk supply of gas to the reticulated gas network to utilise the most efficient supply method available in accordance with the applicable gas service entity's requirements.
		AO63.3	Development provides for the location of any required central storage facility forming part of a LPG Reticulated Gas Area Scheme to be located on a separate freehold parcel of land with appropriate security in accordance with the requirements of the applicable gas service entity.

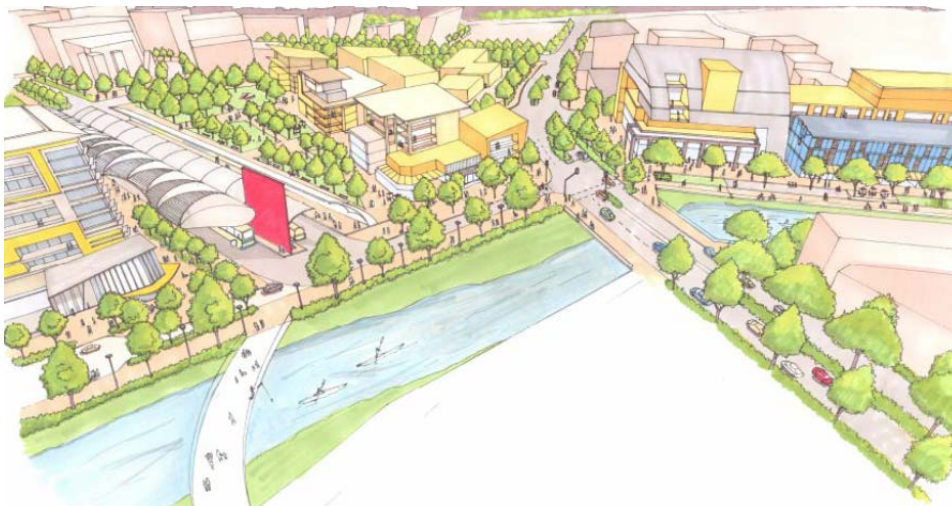
Figure 10.2.1 Maroochydore PRAC Master Planned Area Public Pedestrian Promenade Location and Design



A. Public Pedestrian Promenade Location



B. Public Pedestrian Promenade Indicative Section



C. Public Pedestrian Promenade Indicative Concept Design

10.3 Palmview Structure Plan

10.3.1 Preliminary

10.3.1.1 Introduction

This Part comprises the Palmview Structure Plan.

10.3.1.2 Purpose of Structure Plan

The Palmview Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area.

10.3.1.3 Master Planned Area

10.3.1.3.1 Master pPlanned aArea declaration details

The declaration details for the Palmview master planned area are specified in **Table 10.3.1.3.1 (Palmview master planned area declaration details)**.

Table 10.3.1.3.1 Palmview mMaster pPlanned aArea declaration details

Date of declaration	18 December 2009
Palmview master planned area map	Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional context (refer to Schedule 2 (Mapping)))

10.3.1.4 Structure Plan Elements

- (1) The Palmview Structure Plan comprises the following elements:-
 - (a) the strategic outcomes for the Master Planned Area;
 - (b) the category of development (~~referred to as the level of assessment) and assessment~~ and ~~codes~~ assessment benchmarks for assessable development and requirements for accepted development for development in the Master Planned Area;
 - (c) a Palmview structure plan area code.
- (2) The Palmview Structure Plan is supported by the following:-
 - (a) *Sunshine Coast Planning Scheme*;
 - (b) the *Planning scheme policy for the Palmview Structure Plan*;
 - (c) infrastructure arrangements which apply to land in the Master Planned Area.
- (3) The structure plan maps detailed in **Table 10.3.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

Table 10.3.1.4 Master Planned Area Maps

Column 1 Map Number	Column 2 Map Title
OPM P1	Other Plans Map OPM P1 Palmview Master Planned Area and Regional Context
OPM P2(a)	Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land
OPM P2(b)	Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas
OPM P3	Other Plans Map OPM P3 Palmview Master Planned Area Land Use Structure
OPM P4	Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements
OPM P5	Other Plans Map OPM P5 Palmview Master Planned Area Development Entitlements
OPM P6	Other Plans Map OPM P6 Palmview Master Planned Area Precincts and Sub-precincts
OPM P7	Other Plans Map OPM P7 Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing

Column 1 Map Number	Column 2 Map Title
OPM P8	Other Plans Map OPM P8 Palmview Master Planned Area Road Transport Infrastructure Network
OPM P9	Other Plans Map OPM P9 Palmview Master Planned Area Public Transport Infrastructure Network
OPM P10	Other Plans Map OPM P10 Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network
OPM P11	Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network
OPM P12	Other Plans Map OPM P12 Palmview Master Planned Area Non-urban Open Space Infrastructure Network
OPM P13	Other Plans Map OPM P13 Palmview Master Planned Area Community Facilities Infrastructure Network
OPM P14	Other Plans Map OPM P14 Palmview Master Planned Area Electricity Infrastructure Network

10.3.1.5 Relationship to the ~~Sustainable Planning Act 2009~~ SP Act and Act

- (1) The Palmview Structure Plan is a structure plan for the Master Planned Area which was incorporated into the planning scheme under section 761A of the SP Act.
- (2) ~~The Palmview Structure Plan provides a structure plan for a declared Master Planned Area which specifies the following~~ for the purposes of the Act:-
- a strategic framework, including strategic outcomes for the Master Planned Area that applies to assessable development requiring impact assessment in the Master Planned Area; and
 - a Structure Plan Area Code that applies to ~~self-assessable-accepted development subject to requirements~~ and assessable development in the Master Planned Area.

10.3.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Palmview structure plan area code for ~~self assessable development~~ accepted development subject to requirements:-
- the development must comply with the acceptable outcomes in the Palmview structure plan area code;
 - where the development does not comply with the acceptable outcomes the development becomes ~~code~~-assessable development requiring code assessment unless stated to be ~~impact~~-assessable development requiring impact assessment.
- (2) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring code assessment:-
- the development complies with the Palmview Structure Plan if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes.
- (3) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring impact assessment:-
- the development complies with the Palmview structure plan area code if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes; and
 - the development complies with the strategic outcomes for the Palmview Structure Plan if it is consistent with the strategic outcomes for the Palmview Structure Plan.

10.3.1.7 Relationship to State Planning Instruments

This matter is dealt with in Section 2.1 of the *Sunshine Coast Planning Scheme 2014*.

10.3.1.8 Relationship to Sunshine Coast Planning Scheme

- (1) The following provisions of the *Sunshine Coast Planning Scheme* apply to the assessment of development for the Master Planned Area:-
 - (a) **Part 1 (About the planning scheme);**
 - (b) **Part 3 (Strategic framework);**
 - (c) **Part 4 (Priority infrastructure plan);**
 - (d) Section 8.2.1 (Acid sulfate soils overlay code), Section 8.2.4 (Bushfire hazard overlay code) and Section 8.2.7 (Flood hazard overlay code) of **Part 8 (Overlay codes);**
 - (e) **Part 9 (Other codes);**
 - (f) **Part 10 (Other plans);**
 - (g) **Schedule 1 (Definitions)** except for the terms defined in Section 10.3.1.12 (Structure Plan Definition of Terms);
 - (h) Other Plans Map OPM P1 to P14 in **Schedule 2 (Mapping);**
 - (i) the overlay maps in **Schedule 2 (Mapping)** related to the acid sulfate soils overlay and bushfire hazard overlay as applicable to the Master Planned Area;
 - (j) **Schedule 6 (Planning scheme policies).**
- (2) The provisions of the Palmview Structure Plan prevail over the other provisions of the *Sunshine Coast Planning Scheme* to the extent of any inconsistency.

10.3.1.9 Planning Scheme Policy for the Palmview Structure Plan

A planning scheme policy for the Palmview Structure Plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Palmview structure plan area code.

10.3.1.10 Infrastructure Arrangements

- (1) An infrastructure arrangement is:-
 - (a) an infrastructure agreement entered into between an owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document; and
 - (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.
- (2) An infrastructure agreement has been entered into for land in the Master Planned Area.

10.3.1.11 Structure Plan Definition of Terms

In the Palmview Structure Plan:-

Affordable housing means housing for which low to moderate income earning households pay no more than 30 percent of gross household income on rent and no more than 35 percent for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

Defined flood event means the modelled 1:100 year Average Recurrence Interval flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise.

Ecological rehabilitation means the application of specific techniques, either active or passive, to rehabilitate disturbed, degraded, reduced or otherwise compromised ecosystems to a more natural extent, structure and ecological function.

Ecologically important area means an ecologically important area specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**¹⁹ being an area which comprises one or more of the following:-

- (a) State significant vegetation;
- (b) State, regional or local habitat corridor;
- (c) ecological buffer;
- (d) land in Queensland conservation estate (i.e. National Park and Conservation Park).

Environmental enhancement area means an environmental enhancement area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which:-

- (a) provides continuity between habitat;
- (b) is of the following types:-
 - (i) Type A, being an area undergoing natural regeneration;
 - (ii) Type B, being an area located such that it provides a strategic opportunity for the creation of a large and intact ecological area; and
- (c) has been determined to represent a high priority for ecological rehabilitation.

Environmental protection area means an environmental protection area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which comprises one or more of the following:-

- (a) an endangered regional ecosystem, of concern regional ecosystem or least concern regional ecosystem under the *Vegetation Management Act 1999*;
- (b) habitat or likely habitat for scheduled species under the *Nature Conservation (Wildlife) Regulation 2006*;
- (c) areas or likely areas of listed threatened species, listed threatened ecological communities, protected critical habitat or listed migratory species under the *Environment Protection and Biodiversity Conservation Act 1999*;
- (d) essential habitat as mapped by the State government for the purposes of regulating vegetation clearing under the *Vegetation Management Act 1999*;
- (e) a spring under the *Water Act 2000*;
- (f) stream orders 3, 4 and 5 of watercourses under the *Water Act 2000*;
- (g) a coastal wetland, tidal waters, erosion prone area or coastal management district under the *Coastal Protection and Management Act 1995*;
- (h) a wetland as mapped by the State government in partnership with the Commonwealth Government through the Queensland Wetlands Program;
- (i) habitat for flora or fauna species of local ecological significance.

Environmental transition area means an environmental transition area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which is required to separate and buffer the environmental protection area and the ~~e~~Environmental enhancement area from the sources of environmental impacts and protect important habitat corridors.

Flood prone land means the land inundated by the defined flood event as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**²⁰ or as otherwise identified in the flood hazard provisions of the Sunshine Coast Planning Scheme applicable to land within the Master Planned Area.

Infrastructure arrangement see **Section 10.3.1.10(1) (Infrastructure Arrangements)**.

Net residential density means housing density expressed as dwellings per hectare, calculated by dividing the number of dwellings created by the total of the area of residential lots plus the area of local roads and parks.

Scenic amenity and highway acoustic buffer means the non-urban land area adjacent to the Bruce Highway as specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being the area that is intended to maintain the appearance of the natural and landscape separation between urban communities, protect the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protect the amenity of the future Palmview community.

SEQ Regional Plan means the *South East Queensland Regional Plan 2009-2031*.

¹⁹ **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

²⁰ **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

Universal design means the design of the built environment to be usable by all people without the need for further adaptation or specialised design.

10.3.2 Master Planned Area Strategic Framework

10.3.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the ~~Act Sustainable Planning Act 2009~~ and is the basis of the outcomes specified in the Palmview Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
 - (a) a context and setting statement;
 - (b) the strategic outcomes.

10.3.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Palmview Structure Plan and does not form part of the Palmview Structure Plan.
- (2) The context and setting of the Master Planned Area is as follows:-

The Master Planned Area is located immediately south of the Sippy Downs/Chancellor Park urban community and to the west of the Kawana Town Centre and the Kawana Waters Community Development Area.

The Master Planned Area is approximately 926 hectares in area with boundaries generally defined by:-

- (a) *Sippy Creek, Cavalry Road, Claymore Road and Mooloolah River National Park in the north;*
- (b) *the Mooloolah River in the east;*
- (c) *the Palmview Conservation Park, Laxton Road and the Mooloolah River in the south; and*
- (d) *the Bruce Highway in the west.*

The Master Planned Area is characterised by gently undulating topography which reflects its location within and on the margins of the coastal plain. The Master Planned Area generally slopes down from its western and central parts to Sippy Creek and the Mooloolah River.

Approximately 45% of the Master Planned Area is subject to the defined flood event. Acid sulfate soils exist in low lying parts of the Master Planned Area.

Although large parts of the Master Planned Area have previously been cleared to accommodate rural activities, stands of remnant vegetation remain in corridors adjacent to waterways and in peripheral areas.

The Master Planned Area currently forms part of a large non-urban area that separates the Caloundra Coastal urban area from urban communities on and surrounding the Buderim plateau.

10.3.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-
 - (a) intent for structure plan area;
 - (b) intent for preferred dominant land use areas;
 - (c) land use structure;
 - (d) open space;
 - (e) character and identity;
 - (f) residential development;
 - (g) centres and employment;
 - (h) integrated transport;
 - (i) infrastructure;
 - (j) community wellbeing;
 - (k) ecological sustainability and environmental management.

- (2) The following structure plan maps spatially represent elements of the strategic outcomes for the Master Planned Area:-
- (a) **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context);**
 - (b) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land);**
 - (c) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
 - (d) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
 - (e) **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements);**
 - (f) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements).**

10.3.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Palmview Master Planned Area is developed as a transit oriented community that promotes ecologically sustainable development.
- (2) Development in the Master Planned Area complements Sippy Downs and contributes to the creation of an integrated community, offering a range of affordable living and employment opportunities, social services, complementary business and commercial uses, community facilities and recreational experiences.
- (3) Development in the Master Planned Area provides for the protection and enhancement of waterways, wetlands, bushland and the Mooloolah River floodplain such that climate resilience is enhanced and a network of green open space is established that defines the boundary of urban development and provides an attractive setting for neighbourhoods.
- (4) Development in the Master Planned Area provides for sustainable stormwater management infrastructure which protects water quality, environmental values and public health.
- (5) Development in the Master Planned Area provides for the rural and natural qualities which distinguish the Sunshine Coast from other areas to be maintained through the provision of a wide green multi-purpose buffer to the Bruce Highway, ensuring the character and visual amenity values of this important gateway are sustained.
- (6) Development in the Master Planned Area contributes to the creation of a high quality lifestyle with a diversity of housing choices available to meet all life stages and affordability. A community of compact, distinct, well connected, walkable and thoughtfully designed neighbourhoods are established that provide safe, pleasant and friendly places to live and promote a sense of community and community responsibility. The Sunshine Coast's subtropical, outdoor lifestyle is celebrated with high quality community and open spaces for people of all ages to socialise, exercise and play.
- (7) Development in the Master Planned Area provides for high quality design and construction of civil works, buildings, places and spaces that create a distinctive look and feel that strongly reflects appropriate responses to landscape setting, local climatic influences and the contemporary, vernacular, subtropical coastal building style. Houses, businesses and community buildings are designed and built to 'sit' in a green, leafy landscape.
- (8) Development in the Master Planned Area provides for the establishment of a vibrant, mixed use town centre that provides a focus for the community, offering convenient access to a range of shopping, local employment and services as well as unique, well designed civic spaces and community and cultural facilities. The town centre is supported by two lower order local centres conveniently located to provide for the day to day needs of residents.
- (9) Development in the Master Planned Area provides opportunities for a variety of local jobs to be provided making a contribution to improved levels of self containment within the Palmview and Sippy Downs communities. A small Local Employment Area located to the south of the Palmview town centre provides a range of low impact industry and service industry uses and complementary business and commercial uses. Businesses do not rely on direct access or frontage to the Bruce Highway for their viability.
- (10) Development in the Master Planned Area supports the establishment of a culture of sustainable transport use. This is reflected in high patronage of public transport, cycle ways and pedestrian paths. These connections provide convenient access to employment, retail, business, education, recreation, sporting, cultural and health facilities. The keystone of this network is a high quality, integrated public transport system which provides convenient access to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital. Improved public transport outcomes respond to the major challenges posed by climate change and peak oil by reducing car dependency whilst also minimising traffic impacts on existing developed areas.

- (11) Development in the Master Planned Area provides for the provision of infrastructure, including public transport, roads, bicycle and pedestrian paths, water management infrastructure, urban and non-urban open space, community facilities and services, energy, waste management and telecommunications infrastructure that leads development, supports the growth of the community and increases the capacity of the community to meet its needs.

10.3.2.5 Strategic Outcome 2 – Intent for Preferred Dominant Land Use Areas

10.3.2.5.1 Residential Area Intent

Development in the Master Planned Area provides for the Residential Area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low-medium rise and density accommodation ranging from dwelling houses to multiple dwellings in various configurations. Whilst a broad range of housing options are intended to be established within the Residential Area it is anticipated that more intensive residential development occur in locations immediately surrounding the District Activity Centre Area.

10.3.2.5.2 District Activity Centre Area Intent

Development in the Master Planned Area provides for the District Activity Centre Area to be developed as a high quality district level town centre for the Master Planned Area providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development. The District Activity Centre Area is intended to be the most concentrated urban setting in the Master Planned Area and is intended to incorporate a traditional street fronting main street layout, a town park, civic plazas and the main transit station as significant structural elements.

10.3.2.5.3 Local Activity Centre Area Intent

Development in the Master Planned Area provides for each Local Activity Centre Area to be developed as a high quality local level centre (not full service) that provides for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods. Each Local Activity Centre (not full service) is intended to incorporate a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

10.3.2.5.4 Local Employment Area Intent

Development in the Master Planned Area provides for the Local Employment Area to be developed as a high quality local employment area that complements the District Activity Centre Area and primarily services the community of Sippy Downs and Palmview. The Local Employment Area is intended to accommodate a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area and is to be established as an attractive, small scale local employment area.

10.3.2.5.5 Major Urban Open Space Area Intent

Development in the Master Planned Area provides for the Major Urban Open Space Area to be developed for a range of public sport and recreation parks required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region. Where practicable and compatible with sport and recreational functions, it is intended that **eEcologically** important areas within the Major Urban Open Space Area be protected and rehabilitated.

10.3.2.5.6 Environmental Open Space Area Intent

The Environmental Open Space Area provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other **eEcologically** important areas. The Environmental Open Space Area is an extensive area intended to be included in nature conservation or other protective public tenure. The Environmental Open Space Area is not intended to be developed for urban purposes, other than the infrastructure identified on the structure plan maps.

10.3.2.5.7 Scenic Amenity and Highway Acoustic Buffer Intent

Development in the Master Planned Area provides for the protection of the Scenic **Aamenity** and **Hhighway Aacoustic Bbuffer** as a non-urban land area that maintains the appearance of natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community. It is intended that the Scenic

aAmenity and hHighway aAcoustic bBuffer accommodate only a limited range of non-urban uses compatible with the rural and natural landscape character of the land surrounding the Master Planned Area.

10.3.2.5.8 Community Facilities Area Intent

Development in the Master Planned Area provides for the Community Facilities Area to be developed to primarily service the needs of the Palmview community in the Master Planned Area. The Community Facilities Area includes land for public and private educational establishments and other major public purposes. It is intended that land included in the Community Facilities Area will be reserved and developed for its intended purposes and that the land will accommodate all associated servicing functions required for the facilities to be able to operate, e.g. bus drop-off/set down areas and parking areas.

10.3.2.6 Strategic Outcome 3 – Land Use Structure

- (1) Development in the Master Planned Area recognises and strengthens the importance of the existing and emerging relationships between the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre, the Sunshine Coast University Hospital and the Master Planned Area as identified conceptually on **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context)** in order to significantly advance self containment and the creation of sustainable communities for the central Sunshine Coast. In particular this will be achieved through the following:-
 - (a) providing an integrated transport network effectively linking Palmview to the key nodes of the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;
 - (b) providing a diverse range of housing and affordable living opportunities in close proximity to these key nodes;
 - (c) protecting and reinforcing the significant environmental and landscape values that separate these key nodes and that are required to be maintained as part of the non-urban and urban open space infrastructure networks which frame and define their boundaries.
- (2) Development in the Master Planned Area for uUrban purposes, other than the limited infrastructure identified on the structure plan maps, does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for uUrban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
 - (b) in an eEcologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to ensure the following:-

- (c) minimise development of flood prone land, except in respect to those areas that have been identified as being required for development so that land use and infrastructure can be configured to achieve an optimal transit oriented development outcome for the Master Planned Area²¹;
 - (d) minimise changes to the flood characteristics in the Mooloolah River catchment;
 - (e) protect and rehabilitate eEcologically important areas and reinforce ecological connections between the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and otherwise preserve the functions of the non-urban open space infrastructure network;
 - (f) provide for the establishment of a sScenic amenity and highway acoustic buffer that maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community;
 - (g) avoid or mitigate the adverse impacts of further significant development for uUrban purposes on the coastal plain.
- (3) Development in the Master Planned Area provides for the following:-
 - (a) the establishment of a transit oriented community that meets best practice standards for affordable and sustainable urban development and infrastructure;

²¹ In preparing the Palmview Structure Plan, Council has determined that incorporating a limited area of land inundated by the defined flood event in the land suitable for urban development, so as to achieve an optimal transit oriented development outcome for the Master Planned Area, does satisfy an overriding need in the public interest in that:-

- (a) it would result in a significant overall benefit for a significant part of the community in social, economic or environmental terms; and
- (b) the benefit cannot otherwise be satisfied by other land that is suitable and reasonably available.

- (b) a movement network which creates a high degree of accessibility and permeability and which prioritises pedestrians, cyclists and public transport over private vehicle use;
 - (c) an extensive and integrated network of non-urban and urban open space, community facilities infrastructure and other public spaces.
- (4) Development in the Master Planned Area complies with the land use structure identified conceptually on **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)** that incorporates the following preferred dominant land use areas:-
- (a) the Residential Area;
 - (b) the District Activity Centre Area;
 - (c) the Local Activity Centre Area;
 - (d) the Local Employment Area;
 - (e) the Major Urban Open Space Area;
 - (f) the Environmental Open Space Area;
 - (g) the Scenic Amenity and Highway Acoustic Buffer;
 - (h) the Community Facilities Area.
- (5) Development in the Master Planned Area:-
- (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**;
 - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**; and
 - (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.
- (6) Development in the Master Planned Area is limited to the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)** upon which the infrastructure arrangements are based.

10.3.2.7 Strategic Outcome 4 – Open Space

- (1) Development in the Master Planned Area provides for the establishment of an integrated non-urban open space infrastructure network which:-
- (a) frames the edges of and separates urban areas within the Master Planned Area from other urban communities;
 - (b) provides for the protection, enhancement, buffering and reconnection of ecologically important areas including the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors;
 - (c) builds ecosystem condition, resilience and capacity to evolve and adapt to environmental change including climate change and to absorb impacts resulting from development;
 - (d) provides for large areas of un-fragmented land to be set aside for ecological protection and enhancement to sustain plant and animal populations, biological processes and ecosystem viability;
 - (e) provides for the protection of protected and threatened communities and species and enhances their habitat, including wildlife corridors and connectivity to improve species recovery;
 - (f) protects water quality (including surface water and ground water) within the Mooloolah River and its tributaries and accommodates elements of stormwater conveyance and treatment that are appropriate within an ecological setting;
 - (g) provides for the management of threatening processes including impacts from development, climate change, invasive species and edge effects;
 - (h) provides for the protection of important landscape and scenic amenity values;
 - (i) provides the community with a range of low impact environmental recreation and educational opportunities and outdoor experiences compatible with the protection of ecological values; and
 - (j) effectively integrates with the urban open space infrastructure network.
- (2) Development in the Master Planned Area provides for the establishment of an integrated urban open space infrastructure network which:-
- (a) provides accessible, functional and appealing urban parks which deliver a diversity of highly accessible sporting, recreational and leisure opportunities that reinforce a community sense of place and contribute to the liveability of urban areas and the health and wellbeing of the community;

- (b) protects and enhances eEcologically important areas which are contained within the urban open space infrastructure network;
 - (c) protects water quality including surface and ground water within the Mooloolah River and its tributaries; and
 - (d) effectively integrates with and protects the non-urban open space infrastructure network.
- (3) Development in the Master Planned Area provides for:-
- (a) the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (i) the eEnvironmental protection area, that contains land with the highest in-situ environmental value;
 - (ii) the eEnvironmental enhancement area, that represents the best opportunities for reconnection of the eEnvironmental protection area and other eEcologically important areas outside the Master Planned Area and that are intended to be a primary location for ecological rehabilitation;
 - (iii) the eEnvironmental transition area, that provides separation and buffering for eEnvironmental protection areas and eEnvironmental enhancement areas from the sources of environmental impact and protects important habitat corridors;
 - (iv) ecological rehabilitation works and embellishments in the environmental protection area, the environmental enhancement area and the environmental transition area;
 - (v) the sScenic amenity and highway acoustic buffer which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community.
 - (b) the urban open space infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (i) land for a town square and transit plaza adjacent to the major transit station in the District Activity Centre;
 - (ii) land for regional, district and local sports and recreation parks;
 - (iii) land for green boulevards that provide strong pedestrian and bicycle connections to and between elements of urban open space infrastructure, non-urban open space infrastructure and community facilities infrastructure;
 - (iv) embellishments in addition to land for urban open space infrastructure.

10.3.2.8 Strategic Outcome 5 – Character and Identity

- (1) Development in the Master Planned Area maintains and enhances key elements of the area's existing and planned character and identity comprising the following:-
- (a) the sScenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity from the Bruce Highway as a scenic route with a natural and landscape edge and protects the amenity of the future Palmview community²²; and
 - (b) the landscape values contained in and associated with the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors.
- (2) Development in the Master Planned Area provides for the establishment of quality urban places that:-
- (a) reflect appropriate responses to the landscape setting, local climatic influences and the community's preference for a lifestyle based on outdoor experiences;
 - (b) incorporate integrated streetscape and public place design and art that contribute to a sense of place and community identity; and
 - (c) are accessible and legible to bicycle and pedestrian use.

10.3.2.9 Strategic Outcome 6 – Residential Development

- (1) Development in the Master Planned Area provides for:-

²² The sScenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** has a design width of 80 metres measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening.

- (a) an estimated minimum of 6,589 dwellings to be established in the Master Planned Area; and
 - (b) a maximum of 6,937 dwellings to be established in the Master Planned Area.
- (2) Development in the Master Planned Area provides for residential uses that are designed to support high levels of walking, cycling and public transport use.
 - (3) Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for urban areas within the Master Planned Area with the highest density of residential development located within and immediately surrounding the Palmview District Activity Centre and local activity centres so as to facilitate transit oriented development and provide high levels of access to infrastructure and services.
 - (4) Development in the Master Planned Area provides a wide range of appropriately located and designed housing types to meet the needs of the future community, contribute to housing affordability and promote affordable living.
 - (5) Development in the Master Planned Area provides for the development of a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.

10.3.2.10 Strategic Outcome 7 – Centres and Employment

- (1) Development in the Master Planned Area supports and is consistent with the Sunshine Coast Activity Centres Network.
- (2) Development in the Master Planned Area provides for the Sippy Downs Town Centre to be established as the primary Major Regional Activity Centre servicing the communities of Sippy Downs and the urban areas within the Master Planned Area.
- (3) Development in the Master Planned Area provides for the District Activity Centre to:-
 - (a) be established as a district level centre only, providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential uses;
 - (b) have a maximum gross floor area (GFA) for all business and commercial uses of not more than 15,000m²;
 - (c) be located in a central location within the Master Planned Area adjacent to the public transport corridor and the dedicated bicycle and pedestrian corridor;
 - (d) be based upon a 'main street' and 'traditional town centre' layout and design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
 - (e) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
 - (f) incorporate principles of sustainable and sub-tropical building design.
- (4) Development in the Master Planned Area provides for the District Activity Centre to be complemented by two Local Activity Centres (not full service) that:-
 - (a) fulfil the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; and
 - (b) have a maximum gross floor area (GFA) of not more than 2,500m² each.
- (5) Development in the Master Planned Area provides for all activity centres to achieve the following:-
 - (a) be located in such a way as to achieve a high level of integration with public transport infrastructure, the transit plaza, town square, and open space infrastructure;
 - (b) be located centrally within neighbourhoods in order to maximise opportunities to create walkable catchments;
 - (c) be based upon a main street design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
 - (d) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
 - (e) incorporate principles of sustainable and sub-tropical building design.
- (6) Development in the Master Planned Area provides for the Local Employment Area to:-

- (a) be established as a local employment area, primarily servicing the communities of Sippy Downs and Palmview and accommodating a range of low impact industry and service industry uses and complementary business and commercial uses;
- (b) have a maximum gross floor area (GFA) of not more than 20,000m²;
- (c) not duplicate the range of services planned to be established within the District Activity Centre or the Sippy Downs Town Centre.

10.3.2.11 Strategic Outcome 8 – Integrated Transport

- (1) Development in the Master Planned Area is serviced by an integrated transport infrastructure network which supports transit oriented development, prioritises and promotes pedestrian, cycle and public transport modes over private vehicle use and connects the Master Planned Area to the regional transport network.
- (2) Development in the Master Planned Area provides for the integrated transport network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Structure Plan Infrastructure Elements)** that incorporates the following:-
 - (a) an integrated transport network effectively linking the Palmview District Activity Centre to the Sippy Downs Town Centre, the Kawana Town Centre, the University of the Sunshine Coast and the Sunshine Coast University Hospital;
 - (b) an extensive and highly permeable network of local bicycle and pedestrian paths linking residential neighbourhoods with key urban open space and non-urban open space infrastructure, community facilities infrastructure and services and activity centres;
 - (c) local bus loops servicing the Master Planned Area and Sippy Downs communities and providing internal and external transit connections;
 - (d) the major north-south road and public transport link connecting Claymore Road to Caloundra Road and to the Caloundra City Centre, the Sunshine Coast Business and Industrial Park and the planned Caloundra South urban community;
 - (e) the planned and appropriately sequenced connection of the Master Planned Area to Springhill Drive to ensure no adverse impact on the effectiveness or efficiency of this road;
 - (f) a highly permeable internal local road network which provides for local traffic circulation and servicing;
 - (g) the establishment of fauna fencing and fauna crossing treatments to allow for controlled fauna movement in the Master Planned Area.
- (3) Development in the Master Planned Area is not directly connected to and is not dependent upon access to the Bruce Highway. Indirect access to the Bruce Highway via a future western service road is only to be provided once the western service road is provided as part of future upgrading of the Bruce Highway road corridor.
- (4) Development in the Master Planned Area provides for through traffic to be directed to higher order roads that traverse the Master Planned Area so as to maintain high levels of amenity for neighbourhoods within and immediately adjacent to the Master Planned Area.

10.3.2.12 Strategic Outcome 9 – Community Wellbeing

- (1) Development in the Master Planned Area provides for the development of an accessible, inclusive, cohesive, interactive, safe and healthy community that:-
 - (a) is provided with a range of community facilities infrastructure and services to meet the needs of the community;
 - (b) has access to a network of community gathering spaces that are connected to activity centres, urban open space infrastructure, non-urban open space infrastructure, community facilities infrastructure and services, public transport infrastructure and bicycle and pedestrian infrastructure;
 - (c) protects sites, places and areas of indigenous cultural heritage significance;
 - (d) incorporates the principles of crime prevention through environmental design and **U**niversal design; and
 - (e) has neighbourhoods that incorporate **A**ffordable housing and promote affordable living.
- (2) Development in the Master Planned Area provides for the community facilities infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (a) land for educational facilities;

- (b) land for local government district and local community facilities including a branch library, community and neighbourhood centres and meeting spaces;
- (c) land for a local government depot;
- (d) land for an Energex substation.

10.3.2.13 Strategic Outcome 10 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporate the following:-
 - (a) integrated water management infrastructure;
 - (b) electricity infrastructure.
- (2) Development in the Master Planned Area provides for integrated water management infrastructure comprising water supply infrastructure, sewer infrastructure and stormwater infrastructure that enable sustainable and innovative management of water, waste, energy and other natural resources.
- (3) Development in the Master Planned Area provides for the establishment of a high quality and reliable telecommunications infrastructure network to homes, businesses and community buildings.
- (4) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
 - (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
 - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
 - (c) to minimise the overall life cycle costs of the infrastructure and the network;
 - (d) to achieve a high level of environmental performance;
 - (e) to achieve the desired standards of service;
 - (f) to be provided ahead of or in conjunction with the staging of development.

10.3.2.14 Strategic Outcome 11 – Ecological Sustainability and Environmental Management

- (1) Development in the Master Planned Area occurs in a manner that minimises its ecological footprint and reflects the principles of ecologically sustainable development, by:-
 - (a) establishing the non-urban open space infrastructure network and the urban open space infrastructure network;
 - (b) maximising opportunities for the use of bicycle, pedestrian and public transport modes;
 - (c) minimising energy consumption and promoting the use of renewable energy sources;
 - (d) minimising water consumption through re-use, use of alternative sources and demand reduction measures;
 - (e) protecting amenity, including impacts from air, noise and light pollution;
 - (f) minimising land degradation;
 - (g) protecting biodiversity;
 - (h) protecting water quality including surface and ground water in the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and accommodating elements of stormwater management that are appropriate to its environmental or urban setting;
 - (i) using materials that promote the sustainable use of resources;
 - (j) minimising the amount of waste generated from all sources;
 - (k) maintaining natural regimes for groundwater flow rates, balance and chemistry; and
 - (l) preventing creation of artificial waterbodies other than those required primarily for stormwater quality treatment.
- (2) Development for excavation and filling in the Master Planned Area, other than where required to establish the limited infrastructure identified on the structure plan maps, does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
 - (b) in an **e**Ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to:-

- (c) prevent a loss of flood storage;
- (d) prevent a loss of or change to surface and ground water flow paths;
- (e) prevent acceleration or retardation of flows;
- (f) prevent any reduction in flood warning times elsewhere in the floodplain;
- (g) prevent potential damage to property;
- (h) prevent adverse environmental impacts as a result of changes in flood characteristics;
- (i) avoid disturbance of acid sulfate soils;
- (j) protect the environmental characteristics of sensitive downstream waterways and wetland ecosystems; and
- (k) protect the function of essential infrastructure and services existing or planned for the Master Planned Area.

10.3.3 Master Planned Area Precincts and Sub-Precincts

10.3.3.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided;
- (2) the level of assessment category of development and assessment in the Master Planned Area;
- ~~(3) the assessment criteria for development being the following:-~~
 - ~~(a) applicable codes for self assessable development and development requiring code assessment in the Master Planned Area;~~
 - ~~(b) the provisions of the Sunshine Coast Planning Scheme applicable to the Master Planned Area for development requiring impact assessment in the Master Planned Area.~~

10.3.3.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 10.3.3.2 (Structure Plan Area Precincts and Sub-precincts)** as specifically identified on **Other Plans Map OPM P7 (Palmview Master Planned Area Precincts and Sub-precincts)**.

Table 10.3.3.2 Master Planned Area Precincts and Sub-precincts

Column 1 Precincts	Column 2 Sub-precincts
Mixed Density Residential Precinct	Not Applicable
Medium Density Residential Precinct	Not Applicable
District Activity Centre Precinct	Not Applicable
Local Activity Centre Precinct	Not Applicable
Local Employment Area Precinct	Not Applicable
Community Purpose Precinct	Not Applicable
Urban Open Space Precinct	Recreation Park Sub-precinct Sports Park Sub-precinct
Non-urban Open Space Precinct	Environmental Protection and Enhancement Sub-precinct Landscape Protection and Enhancement Sub-precinct

10.3.3.3 Tables of Assessment

10.3.3.3.1 Tables of Assessment Generally

- (1) The Tables of Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Assessment identify whether development is ~~exempt~~ accepted development, ~~self assessable~~ accepted development subject to requirements, assessable development requiring code assessment or assessable development requiring impact assessment.

- (3) For development being a material change of use, the Tables of Assessment also identify whether a use is:-
- (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct;
 - (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Assessment also identify the following:-
- (a) applicable codes for ~~development requiring self assessment~~ accepted development subject to requirements and assessable development requiring code assessment;
 - (b) the provisions of the *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for assessable development requiring impact assessment.
- Editor's note—Schedule 11 of the Planning Regulation 2017 also identifies the matters that assessable development requiring code assessment must have regard to.
- Editor's note—Schedule 12 of the Planning Regulation 2017 also identifies the matters that assessable development requiring impact assessment must have regard to.
- (5) The Tables of Assessment are listed in **Table 10.3.3.3A (Development Type and Tables of Assessment)**.

Table 10.3.3.3A Development Type and Tables of Assessment

Column 1 Sub-section	Column 2 Development Type	Column 3 Table of Assessment
10.3.3.3.2	Precinct and Sub-precinct Tables of Assessment Material Change of Use	Mixed Density Residential Precinct Table of Assessment (Table 10.3.3.3B) Medium Density Residential Precinct Table of Assessment (Table 10.3.3.3C) District Activity Centre Precinct Table of Assessment (Table 10.3.3.3D) Local Activity Centre Precinct Table of Assessment (Table 10.3.3.3E) Local Employment Area Precinct Table of Assessment (Table 10.3.3.3F) Community Purpose Precinct Table of Assessment (Table 10.3.3.3G) Urban Open Space Precinct Table of Assessment (Table 10.3.3.3H(i) and (ii)) Non-urban Open Space Precinct Table of Assessment (Table 10.3.3.3(i) and (ii))
10.3.3.3.3	Other Tables of Assessment Reconfiguring a Lot Building Work Operational Work	Reconfiguring a Lot Table of Assessment (Table 10.3.3.3J) Building Work Table of Assessment (Table 10.3.3.3K) Operational Work Table of Assessment (Other than Placing an Advertising Device on Premises (Table 10.3.3.3L) Operational Work Table of Assessment (Where Placing an Advertising Device on Premises (Table 10.3.3.3M)

10.3.3.3.2 Tables of Assessment for Material Change of Use

Table 10.3.3.3B Mixed Density Residential Precinct Table of Assessment

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)
1. Development identified in a table of assessment as self assessable <u>accepted development subject to requirements</u> or code <u>assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact assessable development requiring impact assessment</u> except where the <i>Sustainable Planning Regulation 2009/2017</i> specifies a different <u>level of assessment category of development and assessment</u> .

Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Residential activities		
Community residence (Consistent Use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Community residence code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation
Dual occupancy (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling house (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Residential care facility (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Retirement facility (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
All other defined uses in the residential activity group (Inconsistent use if tourist park, nature based tourism or relocatable home park)	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Home based business if for a home office. (Consistent use)	Exempt Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Home based business code
Home based business if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sales office (Consistent use)	Self assessable Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if for a corner store. (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Shop if not otherwise specified. (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre (Consistent use)	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable <u>development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 2009/2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Community activities code
Community use if:- (a) located on e Council owned or controlled land; and (b) undertaken by or on behalf of the e Council.	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable
Community use if not otherwise specified (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Prescribed other development codes
Emergency services (Consistent use)	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use if cemetery, crematorium or hospital)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility, (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3C Medium Density Residential Precinct Table of Assessment

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to conditions</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable <u>development requiring impact assessment</u> except where the <u>Sustainable-Planning Regulation 2009-2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> Palmview structure plan Nuisance code

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as ~~self assessable~~ accepted development subject to conditions or ~~code assessable~~ development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is ~~impact assessable~~ development requiring impact assessment except where the ~~Sustainable Planning Regulation 2009-2017~~ specifies a different ~~level of assessment category of development and assessment~~.

Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>		<ul style="list-style-type: none"> area code Caretaker's accommodation code Transport and parking code
Community residence <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Palmview structure plan area code Community—residence code <u>Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation</u>
Dual occupancy <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Dual occupancy code
Dwelling house <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Palmview structure plan area code Dwelling house code
Dwelling unit <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Multi—unit residential uses code Prescribed other development codes
Multiple dwelling <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Multi—unit residential uses code Prescribed other development codes
Residential care facility <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Residential care and retirement facility code Prescribed other development codes
Retirement facility <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Residential care and retirement facility code Prescribed other development codes
Rooming accommodation <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Multi unit residential uses code Prescribed other development codes
Short term accommodation <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Multi unit residential uses code Prescribed other development codes
All other defined uses in the residential activity group <i>(Inconsistent use if dwelling house, tourist park, relocatable home park, or nature based tourism)</i>	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Home based business if for a home office. <i>(Consistent use)</i>	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> <u>No requirements applicable</u>
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. <i>(Consistent use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Home based business code
Home based business if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sales office <i>(Consistent Use)</i>	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> Palmview structure plan area code Sales office code
Shop if for a corner store. <i>(Consistent use)</i>	Code assessable <u>assessment</u>	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and Prescribed other development codes

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable <u>accepted development subject to conditions</u> or code assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable <u>development requiring impact assessment</u> except where the Sustainable Planning Regulation 2009-2017 specifies a different level of assessment category of development and assessment .		
Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 <u>Assessment Criteria benchmarks for assessable development and requirements for accepted development</u>
		centre design code
Shop if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- (a) located on e Council owned or controlled land; and (b) undertaken by or on behalf of the e Council.	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All defined uses in the community activity group (Inconsistent use if cemetery, crematorium or hospital)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	Exempt <u>Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3D District Activity Centre Precinct Table of Assessment

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
<p>1. Development identified in a table of assessment as self-assessable<u>accepted development subject to requirements</u> or code-assessable<u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable<u>development requiring impact assessment</u> except where the <i>Sustainable Planning Regulation 2009</i>2017 specifies a different level of assessment<u>category of development and assessment</u>.</p>		
Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 <u>Assessment Criteria/benchmarks for assessable development and requirements for accepted development</u>
Residential activities		
Caretaker's accommodation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy if forming part of a mixed use building and located above ground storey. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan code • Dual occupancy code
Dual occupancy if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Dwelling unit (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
Multiple dwelling (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
Residential care facility (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Rooming accommodation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Short term accommodation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
All other defined uses in the residential activity group (Inconsistent use if dwelling house, tourist park, relocatable home park or nature based tourism)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Adult store (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not incorporating a drive through facility and in an existing building. (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not incorporating a drive through facility. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Function facility (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as self-assessable accepted development subject to requirements or code-assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact-assessable development requiring impact assessment except where the Sustainable Planning Regulation 2009/2017 specifies a different level-of-assessment category of development and assessment.

Column 1 Defined Use	Column 2 Level-of-Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
		centre design code
Garden centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m ² . (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Home based business if for a home office. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Home based business code
Home based business if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Market if not otherwise specified. (Consistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Office (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if in an existing building. (Consistent use)	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Business uses and centre design code • Transport and parking code
Shop if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centres design code • Prescribed other development codes
Shopping centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Theatre if not for a cinema. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as <u>self-assessable accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact-assessable development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different <u>level-of-assessment category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
		centre design code
Theatre if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Veterinary services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
All other defined uses in the business activity group (Inconsistent use if other than a service station or car wash)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Service industry (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
All other defined uses in the industrial activity group (Inconsistent use))	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- (a) located on <u>eCouncil</u> owned or controlled land; and (b) undertaken by or on behalf of the <u>eCouncil</u> .	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Educational establishment (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Place of worship (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as <u>self-assessable</u> <u>accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact-assessable development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different <u>level of assessment category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Park (Consistent use)	Exempt Accepted development	• No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent Use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	Exempt Accepted development	• No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3E Local Activity Centre Precinct Table of Assessment

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as <u>self-assessable</u> <u>accepted development subject to requirements</u> or <u>code-assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact-assessable development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different <u>level of assessment category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code assessable assessment	• Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy if forming part of a mixed use building and located above ground storey. (Consistent use)	Code assessable assessment	• Palmview structure plan code • Dual occupancy code
Dual occupancy if not otherwise specified. (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Dwelling unit (Consistent use)	Code assessable assessment	• Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling	Code	• Palmview structure plan • Prescribed other

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as ~~self-assessable~~ accepted development subject to requirements or ~~code~~-assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is ~~impact~~ assessable development requiring impact assessment except where the ~~Sustainable-Planning Regulation-2009~~ 2017 specifies a different ~~level of assessment~~ category of development and assessment.

Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>	<u>assessable assessment</u>	area code • Multi-unit residential uses code
Short term accommodation <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
All other defined uses in the residential activity group <i>(Inconsistent use if for a dwelling house, tourist park, relocatable home park, resort complex or nature based tourism)</i>	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Food and drink outlet if not incorporating a drive through facility <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Garden centre <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m². <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Home based business if for a home office. <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>
Home based business if:- <i>(a) not for a home office; and</i> <i>(b) not involving a high impact home based business activity.</i> <i>(Consistent use)</i>	<u>Self assessable Accepted development</u>	• Home based business code
Home based business if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel <i>(Consistent use)</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>
Market if not otherwise specified. <i>(Consistent use)</i>	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as ~~self-assessable-accepted development subject to requirements~~ or ~~code-assessable development requiring code assessment~~ that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is ~~impact-assessable development requiring impact assessment~~ except where the ~~Sustainable-Planning Regulation-2009~~ 2017 specifies a different ~~level-of-assessment~~category of development and assessment.

Column 1 Defined Use	Column 2 Level-of Assessment Category of development and assessment	Column 3 Assessment Criteria <u>benchmarks for assessable development and requirements for accepted development</u>
		Master Planned Area
Office (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if in an existing building. (Consistent use)	<u>Self assessableAccepted development</u>	<ul style="list-style-type: none"> • Business uses and centre design code • Transport and parking code
Shop if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Veterinary services (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
All other defined uses in the business activity group (Inconsistent use if other than function facility)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Service industry (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
All other defined uses in the industrial activity group (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- (a) located on e Council owned or controlled land; and (b) undertaken by or on behalf of the e Council.	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use if cemetery, crematorium or hospital)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact -assessable <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009 <u>2017</u> specifies a different <u>level-of-assessmentcategory of development and assessment.</u>		
Column1 Defined Use	Column 2 Level-of AssessmentCategory of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Sport and recreation activities		
Park (Consistent use)	<u>Exempt</u> <u>Accepted development</u>	• <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity group (Inconsistent use if major sport, recreation and entertainment, motor sport facility or outdoor sport and recreation)	Impact <u>assessableassessment</u>	• Palmview structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact <u>assessableassessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	<u>Exempt</u> <u>Accepted development</u>	• <u>No requirements applicable</u>
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact <u>assessableassessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessableassessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3F Local Employment Area Precinct Table of Assessment

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact -assessable <u>development requiring impact assessment</u> except where the Sustainable-Planning Regulation 2009 <u>2017</u> specifies a different <u>category of development and assessment-level-of-assessment.</u>		
Column1 Defined Use	Column 2 Level-of-Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code <u>assessableassessment</u>	• Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
All other defined uses in the residential activity group (Inconsistent use)	Impact <u>assessableassessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Car wash (Consistent use)	Code <u>assessableassessment</u>	• Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as ~~self-assessable~~ accepted development subject to requirements or ~~code-assessable~~ development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is ~~impact-assessable~~ development requiring impact assessment except where the Sustainable-Planning Regulation 2009-2017 specifies a different category of development and assessment level of assessment.

Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Food and drink outlet if:- (a) <i>having a gross floor area not exceeding 100m²;</i> (b) <i>not involving a drive through facility; and</i> (c) <i>not involving a food and drink outlet that requires a liquor licence.</i> (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Garden centre (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m². (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Office if located above the ground storey. (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Office if not otherwise specified (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Outdoor sales (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office (Consistent use)	Self assessable <u>Accepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Service station (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Service station code • Prescribed other development codes
Veterinary services (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
All other defined uses in the business activity group (Inconsistent use if other than an agricultural supplies store, funeral parlour or hardware and trade supplies)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Bulk landscape supplies (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Low impact industry (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Research and technology industry (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Service industry (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact -assessable <u>development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009-2017</u> specifies a different <u>category of development and assessment level of assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria/benchmarks for assessable development and requirements for accepted development
Warehouse (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
All other defined uses in the industrial activity group (Inconsistent use if extractive industry, high impact industry, marine industry, medium impact industry or special industry)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community use if:- (a) located on <u>eCouncil</u> owned or controlled land; and (b) undertaken by or on behalf of the <u>eCouncil</u> .	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use if cemetery, community care centre or hospital)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Indoor sport and recreation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Park (Consistent use)	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility.	<u>Exempt/Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Utility installation if not otherwise specified.	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use if air services, parking station, port services or renewable energy facility)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3G Community Purpose Precinct Table of Assessment

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
<p>1. Development identified in a table of assessment as self assessable <u>accepted development subject to requirements</u> or code assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact assessable development requiring impact assessment</u> except where the <i>Sustainable Planning Regulation 2009/2017</i> specifies a different level of assessment category of development and assessment.</p>		
Column 1 Defined Use	Column 2 Level of Assessment Category for development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
All other defined uses in the residential activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Market if not otherwise specified. (Consistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community Purpose Precinct Annotations		
Any use annotated on a Community Purpose Precinct where located on Council owned or controlled land. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Any use annotated on a Community Purpose Precinct where not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Applicable use code • Prescribed other development codes
Community Uses Not Specified on Community Purpose Precinct Annotations		
Child care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Educational establishment (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community care centre (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified. (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services	Code	<ul style="list-style-type: none"> • Palmview structure plan • Prescribed other

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code <u>assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact <u>assessable development requiring impact assessment</u> except where the Sustainable Planning Regulation 2009 <u>2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 <u>Level of Assessment Category for development and assessment</u>	Column 3 Assessment <u>Criteria benchmarks for assessable development and requirements for accepted development</u>
(Consistent use)	<u>assessable assessment</u>	area code development codes • Community activities code
Place of worship (Consistent use)	Code <u>assessable assessment</u>	• Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use)	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity group (Inconsistent use if major sport and recreation, motor sport facility or outdoor sport and recreation)	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	<u>Exempt Accepted development</u>	• <u>No requirements applicable</u>
Utility installation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3H(i) Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code <u>assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact <u>assessable development requiring impact assessment</u> except where the Sustainable Planning Regulation 2009 <u>2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 Assessment <u>Criteria benchmarks for assessable development and requirements for accepted development</u>
Residential activities		

**URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT
(MATERIAL CHANGE OF USE)**

1. Development identified in a table of assessment as ~~self assessable accepted development subject to requirements~~ or ~~code assessable development requiring code assessment~~ that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is ~~impact assessable development requiring impact assessment~~ except where the ~~Sustainable Planning Regulation-2009 2017~~ specifies a different ~~level of assessment category of development and assessment~~.

Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
All other defined uses in the residential activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Market if not otherwise specified. (Consistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Community use if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All defined uses in the community activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club (Consistent use)	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • <u>Palmview Structure Plan area code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>
Outdoor sport and recreation if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Outdoor sport and recreation if not otherwise specified. (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park (Consistent use)	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable accepted development subject to requirements or code assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable development requiring impact assessment except where the Sustainable Planning Regulation 2009 <u>2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Other activities		
Utility installation if for a local utility. (Consistent use)	Exempt Accepted development	• No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3H(ii) Urban Open Space Precinct – Sports Park Sub-precinct Table of Assessment

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable accepted development subject to requirements or code assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable development requiring impact assessment except where the Sustainable Planning Regulation 2009 <u>2017</u> specifies a different level of assessment <u>category of development assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code assessable assessment	• Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
All other defined uses in the residential activity group (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Exempt Accepted development	• No requirements applicable
Market if not otherwise specified (Consistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessable assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community use if:- (a) located on council owned or controlled land; and	Exempt Accepted development	• No requirements applicable

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact -assessable <u>development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 20092017</u> specifies a different <u>level-of-assessmentcategory of development assessment</u> .		
Column 1 Defined Use	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
(b) undertaken by or on behalf of the council. (Consistent use)		
Community use if not otherwise specified. (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the community activity group (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code <ul style="list-style-type: none"> • Prescribed other development codes
Indoor sport and recreation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code <ul style="list-style-type: none"> • Prescribed other development codes
Outdoor sport and recreation (Consistent use)	Code <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code <ul style="list-style-type: none"> • Prescribed other development codes
Park (Consistent use)	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	<u>ExemptAccepted development</u>	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified.	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact <u>assessableassessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3(i) Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct Table of Assessment

NON-URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code -assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact -assessable <u>development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 20092017</u> specifies a different <u>level-of-assessmentcategory of development and assessment</u> .

Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 <u>Assessment Criteria benchmarks for assessable development and requirements for accepted development</u>
Residential activities		
All defined uses in the residential activity group <i>(Inconsistent use if other than nature based tourism)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
All defined uses in the business activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
All defined uses in the community activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park if for ecological protection and rehabilitation purposes only. <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Park if not otherwise specified. <i>(Consistent use)</i>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.31(ii) Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct Table of Assessment

Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 <u>Assessment Criteria benchmarks for assessable development and requirements for accepted development</u>
NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as <u>self assessable accepted development subject to requirements</u> or <u>code assessable development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is <u>impact assessable development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different <u>level of assessment category of development and assessment</u> .		
Residential activities		
All defined uses in the residential activity group	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the

NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self-assessable <u>accepted development subject to requirements</u> or code-assessable <u>development requiring code assessment</u> that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable <u>development requiring impact assessment</u> except where the <u>Sustainable Planning Regulation 2009/2017</u> specifies a different level of assessment <u>category of development and assessment</u> .		
Column 1 Defined Use	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 Assessment <u>Criteria benchmarks for assessable development and requirements for accepted development</u>
<i>(Inconsistent use)</i>		Master Planned Area
Business activities		
All defined uses in the business activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
All defined uses in the community activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
Animal husbandry <i>(Consistent use)</i>	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
Cropping <i>(Consistent use)</i>	<u>Self assessable Accepted development</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
All other defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	<u>Exempt Accepted development</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

10.3.3.3.3 Other Tables of Assessment

Table 10.3.3.3J Reconfiguring a Lot Table of Assessment

1. <u>Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 10.3.3.3J to the extent of any inconsistency.</u>		
Column 1 Development	Column 2 <u>Level of Assessment Category of development and assessment</u>	Column 3 Assessment <u>Criteria benchmarks for assessable development and requirements for accepted development</u>

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 10.3.3.3J to the extent of any inconsistency.

Column 1 Development	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria/benchmarks for assessable development and requirements for accepted development
<p>Creating Lots by Subdividing Another Lot where:</p> <p>(a) a preliminary approval to which section 242 of the Act<u>variation approval</u> applies for:</p> <p>(i) the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or</p> <p>(ii) premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies<u>variation approval</u>; or</p> <p>(b) an application for a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies<u>variation approval</u> has been made for:</p> <p>(i) the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or</p> <p>(ii) premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a preliminary approval to which section 242 of the Sustainable Planning Act 2009 applies<u>variation approval</u>.</p>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Landscaping code • Nuisance code • Safety and security code • Stormwater management code • Transport and parking code • Works, services and infrastructure code
<p>Creating Lots by Subdividing Another Lot in Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), where not otherwise specified above.</p>	Impact <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<p>Creating an Easement for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.</p>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Transport and parking code • Works, services and infrastructure code
<p>Rearranging Boundaries of a Lot</p>	Code <u>assessable assessment</u>	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Landscaping code • Nuisance code • Stormwater management code • Transport and parking code • Works, services and infrastructure code

Note:-

1. Reconfiguring a lot involving the creation of a lot by subdividing another lot of premises is:

- (a) ~~code assessable development requiring code assessment~~ if the premises is the subject of a variation approval~~preliminary approval to which section 242 of the Act applies~~ for a material change of use of the premises or a development application for a variation approval~~preliminary approval to which section 242 of the Act applies~~ for a material change of use of the premises; or
- (b) assessable development requiring impact assessment~~impact assessable~~ if paragraph (a) does not apply.

2. ~~Under section 899 of the Act, the notification stage of IDAS does not apply to a development application for preliminary approval to which section 242 applies if the development for which the application is made is substantially consistent with:~~

- (a) ~~the structure plan area code identified or included in the structure plan for the area;~~
- (b) ~~any master plan area code included in a master plan that applies to land or part of the land in the area; and~~

(c) — the application does not seek to change the type of assessment for the development or, if it does, it seeks to change it in a way mentioned in section 295(3)(b) of the Act.

Table 10.3.3.3K Building Work Table of Assessment

1. This table applies to building work not associated with a Material Change of Use.		
Column 1 Development	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Minor Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Minor Building Work where not otherwise specified.	Exempt Accepted development	• No requirements applicable
Building Work where associated with an approved Material Change of Use of Premises.	Exempt Accepted development	• No requirements applicable
Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Building Work not otherwise specified.	Self assessable Accepted development ²³ or Code assessable assessment where the applicable Use Code does not identify acceptable outcomes.	<ul style="list-style-type: none"> • Palmview structure plan area code • The Use Code applicable to the use for which the Building Work is to be undertaken • Transport and parking code

Table 10.3.3.3L Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work ²⁴		
Column 1 Development	Column 2 Level of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Operational Work where associated with an approved Material Change of Use.	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code
Operational Work where associated with an approved Reconfiguring a Lot.	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, services and infrastructure code
Operational Work (other than Excavation or Filling) where associated with the provision of the infrastructure identified on the structure plan maps.	Code assessable assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management

²³ Building work that is exempt-accepted development or self-assessable-accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

²⁴ The definition of building work in the *Sustainable-Planning Act 2009-2016* includes excavation or filling for, or incidental to, building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work²⁴

Column 1 Development	Column 2 Level-of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
		code • Transport and parking code • Works, services and infrastructure code
Operational Work (Excavation or Filling) where on land other than:- (a) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for <u>U</u>rban purposes on Other Plans Map OPM P2(a) Palmview Structure Plan Area Flood Prone Land; or</i> (b) <i>an <u>E</u>ecologically important area on Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas.</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Stormwater management code • Works, services and infrastructure code
Operational Work (Excavation or Filling) where:- (a) <i>on land identified as:-</i> (i) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for <u>U</u>rban purposes on Other Plans Map OPM P2(a) Palmview Structure Plan Area Flood Prone Land; or</i> (ii) <i>an <u>E</u>ecologically important area on Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas; and</i> (b) <i>associated with the provision of the infrastructure identified on the structure plan maps.</i>	Code <u>assessable assessment</u>	• Palmview structure plan area code • Stormwater management code • Works, services and infrastructure code
Operational Work where not otherwise specified.	Impact <u>assessable assessment</u>	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3M Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment

Column 1 Development	Column 2 Level-of Assessment Category of development and assessment	Column 3 Assessment Criteria benchmarks for assessable development and requirements for accepted development
Placing an advertising device on premises if:- (a) <i>for a sign type described in the Advertising devices code other than one of the following:-</i> (i) <i>above awning sign;</i> (ii) <i>billboard identification sign;</i> (iii) <i>high-rise building sign;</i> (iv) <i>pylon identification sign;</i> (v) <i>roof top sign;</i> (vi) <i>sign written roof sign;</i> (vii) <i>three-dimensional sign; and</i> (b) <i>not a third party sign.</i>	Self <u>assessable Accepted development</u>	• Advertising devices code
Placing an advertising device on premises if not otherwise specified.	Code <u>assessable assessment</u>	• Advertising devices code
Placing an advertising device on premises if for a third party sign.	Impact <u>assessable assessment</u>	• Palmview structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

10.3.4 Palmview Structure Plan Area Code

10.3.4.1 Introduction

- (1) This section provides the Palmview structure plan area code for the Master Planned Area.
- (2) The Palmview structure plan area code contains the following:-
 - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
 - (i) the whole of the Master Planned Area;
 - (ii) particular precincts and sub-precincts;
 - (iii) infrastructure and services;
 - (b) performance outcomes that contribute to the achievement of the overall outcomes;
 - (c) acceptable outcomes for assessable development requiring code assessment;
 - (d) acceptable outcomes for ~~self-assessable~~accepted development subject to requirements (as indicated by an 's').
- (3) The following structure plan maps spatially represent elements of the Palmview structure plan area code:-
 - (a) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Areas);**
 - (b) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
 - (c) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
 - (d) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements);**
 - (e) **Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts);**
 - (f) **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing);**
 - (g) **Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network);**
 - (h) **Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network);**
 - (i) **Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
 - (j) **Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network);**
 - (k) **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network);**
 - (l) **Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network);**
 - (m) **Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network);**
- (4) The Palmview structure plan area code applies to ~~self-assessable~~accepted development subject to requirements and assessable development in the Master Planned Area.

10.3.4.2 Overall Outcomes for the whole of the Master Planned Area

- (1) Development in the Master Planned Area for urban purposes other than the infrastructure identified on the structure plan maps does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land**); and
 - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas**).
- (2) Development in the Master Planned Area is consistent with the intent for the relevant precinct and sub-precinct in which the development is proposed to occur.
- (3) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.
- (4) Development in the Master Planned Area does not exceed the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)**.

- (5) Development in the Master Planned Area is carried out in accordance with the sequence identified conceptually on **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)** or an alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (6) Development in the Master Planned Area contributes to housing affordability and promotes affordable living.
- (7) Development in the Master Planned Area provides a high level of accessibility to local employment, educational facilities, business and community facilities, public transport, open space and recreation and other facilities and does not adversely impact on the amenity of surrounding residential areas, the integrated transport network and public safety.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area meets best practice standards for sustainability.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping.
- (11) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and Universal design.
- (12) Development in the Master Planned Area incorporates an integrated water management system that:-
 - (a) ensures impacts upon surface and ground water quality are avoided; and
 - (b) maintains water balance and chemistry.

10.3.4.3 Performance outcomes and aAcceptable outcomes for the whole of the Master Planned Area

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> <u>development</u> <u>subject to requirements</u>)	
<i>Regional Context, Settlement Pattern Structure and Ultimate Population</i>			
PO1	The form, pattern and structure of development in the Master Planned Area recognises the role and context of the Master Planned Area in the region through the following:- <ol style="list-style-type: none"> (a) providing a diverse range of housing and affordable living opportunities for students, workers and families in close proximity to the University of the Sunshine Coast, the Sunshine Coast University Hospital, the Sippy Downs Town Centre and the Kawana Town Centre; (b) providing for the establishment of an integrated transport network effectively connecting the Master Planned Area to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital; (c) providing for the establishment of other modal connections that provide a high level of regional connectivity between the Master Planned Area and key regional employment locations and major regional activity centres; (d) protecting and reinforcing the significant environmental and landscape values of land which frames and separates urban communities and 	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	is required to be maintained as part of the non-urban and urban open space infrastructure networks.		
PO2	The form, pattern and structure of development provides for the establishment of a transit oriented community with the following characteristics:- (a) a compact urban form with strongly defined edges which protect important ecological and landscape values; (b) a mix of land uses in a configuration and at a density that promotes local self containment, supports the provision of a high quality public and active transport network and results in reduced dependency on private vehicle use; (c) a wide range of housing options including different dwelling sizes and types that meet the needs of a range of household types and population groups; (d) high levels of access and connectivity to local employment, business and community services, public transport, open space and recreation and other facilities; (e) high quality sub-tropical and sustainable design that maximises amenity, street activity, pedestrian connectivity and environmental performance.	AO2	No acceptable outcome provided.
PO3	Development provides for a maximum of 6,937 dwellings to be established within the Master Planned Area.	AO3	No acceptable outcome provided.
Ecological and Landscape Protection²⁵			
PO4	Development for urban purposes, other than the infrastructure identified on the structure plan maps avoids the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land) ; (b) <u>E</u> ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas) ; (c) the <u>S</u> cenic amenity and highway acoustic buffer as specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) .	AO4	No acceptable outcome provided.
PO5	Development provides for the ecological and landscape protection and rehabilitation of the non urban open space infrastructure	AO5	No acceptable outcome provided.

²⁵ The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>network in accordance with the following:-</p> <p>(a) Table 10.3.4.3A (Outcomes for Non-urban Open Space Infrastructure Area);</p> <p>(b) Table 10.3.4.3B (Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units).</p>		
PO6	<p>Development provides for an environmental offset for the area of an <u>E</u>ecologically important area specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas) that is adversely impacted by the provision of infrastructure for the Master Planned Area in accordance with the following:-</p> <p>(a) the minimum standards specified in Table 10.3.4.3C (Environmental Offset Requirements);</p> <p>(b) an environmental offset is to be provided either within or outside the Master Planned Area, but is not to include land already specifically identified as non-urban open space on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure);</p> <p>(c) where an environmental offset is to be provided outside the Master Planned Area, the environmental offset area is to have a nexus with the Master Planned Area (e.g. the offset area is provided within the downstream catchment or within a habitat corridor associated with the Master Planned Area) and is to be consolidated rather than isolated;</p> <p>(d) an environmental offset is not to be used for any material or commercial gain in relation to carbon sequestration unless the planting for 'additionality'²⁶ has been considered and the Council has agreed to its use for carbon sequestration;</p> <p>(e) an environmental offset is to be the responsibility and liability of the owner on which the development to which the environmental offset relates is being carried out although the owner may make a contractual arrangement with a third party (i.e. private contractor, registered environmental charity or public sector entity) to carry out all or part of the environmental offset, subject to satisfactory demonstration that the ecological and landscape protection outcomes are met;</p> <p>(f) the costs of management and maintenance are to form part of the</p>	AO6	No acceptable outcome provided.

²⁶ 'additionality' refers to the determination of whether the offset activity would have occurred in the absence of the offset program or according to a business as usual scenario.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted development subject to requirements</u>)	
	<p>environmental offset and where it is proposed to transfer enduring management responsibility to another party, the completion criteria and financial bonding is to be agreed with the Council in an infrastructure agreement;</p> <p>(g) an environmental offset does not apply where an environmental offset requirement has been approved under Federal and/or State Government legislation for the clearing or otherwise disturbance of the subject area;</p> <p>(h) an environmental offset is to:-</p> <ul style="list-style-type: none"> (i) be used as a last resort only and not as a reward for poor environmental performance; (ii) address both a direct offset²⁷ and a contributing offset²⁸; (iii) offer "like for like or better" or as close as practicable to "like for like" in terms of environmental values, vegetation habitat, species, ecosystem, landscape, hydrology and physical area; (iv) provide additional protection to environmental values at risk or additional management actions to improve environmental values; (v) be based upon a robust and consistent assessment process; (vi) be clearly defined, transparent and enforceable; (vii) demonstrate security of purpose, tenure and management; (viii) result in a net environmental benefit; and (ix) satisfy all statutory requirements. 		
PO7	Development protects and enhances the environmental protection area specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) .	AO7	No acceptable outcome provided.
PO8	Development provides for the ecological rehabilitation of the environmental enhancement area specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) in order to reconnect isolated patches of remnant vegetation, support wildlife corridors and actively assist the process of natural regeneration.	AO8	No acceptable outcome provided.
PO9	Development provides for the E environmental transition area specifically	AO9	No acceptable outcome provided.

²⁷ Direct offsets counterbalance the adverse environmental impact directly with the aim of achieving a 'net environmental outcome'. Direct offsets include restoration or rehabilitation of existing degraded ecosystems, enhancement or re-establishment of ecosystems in areas of low representation or poor condition, re-establishment or enhancement of biodiversity corridors, implementation of species recovery plans and acquisition of land subject to threatening processes and inclusion into a conservation reserve or equivalent legal tenure.

²⁸ Contributing offsets activities should be considered as part of a combined approach with direct offset activities. Contributing offsets include conservation activities (i.e. nature refuge, conservation covenant), protection (i.e. fencing, buffering etc), research, fauna crossings, education, removing threats, or ongoing management activities (such as monitoring, maintenance, preparing management plans, evaluation, reporting).

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) to be:-</p> <p>(a) rehabilitated as a buffer to the <u>E</u>environmental protection area and <u>E</u>environmental enhancement area to ensure the following:-</p> <p>(i) maintenance and appropriate buffering of existing vegetation and habitat;</p> <p>(ii) maintenance of habitat corridors and fauna movement through the area;</p> <p>(iii) maintenance of water quality and natural hydrological conditions;</p> <p>(iv) maintenance of public safety; and</p> <p>(b) only developed for the following activities where compatible with the primary function of the environmental transition area:-</p> <p>(i) the creation of the recreation parks and associated amenities conceptually identified on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure);</p> <p>(ii) soft elements of water sensitive urban design of stormwater infrastructure such as grass swales; and</p> <p>(iii) pedestrian trails and cycle paths;</p> <p>(iv) interpretative signage and other amenities typically associated with conservation parks.</p>		
PO10	<p>Development provides for the protection and enhancement of the <u>S</u>scenic amenity and highway acoustic buffer specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) as a mosaic of bushland and open grassland areas which:-</p> <p>(a) when established:-</p> <p>(i) retains some of the visual characteristics of the undeveloped rural floodplain landscape;</p> <p>(ii) achieves a sense of a natural and rural coastal plain landscape as viewed from the Bruce Highway;</p> <p>(iii) screens urban development in the Master Planned Area from the Bruce Highway; and</p> <p>(iv) minimises light intrusion onto the Bruce Highway from urban development within the Master Planned Area;</p> <p>(v) provides appropriate acoustic and air quality conditions for development in the Master Planned Area through vegetated acoustic mounding to be located</p>	AO10	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>centrally within the buffer (not the highway edge) and without the need for an acoustic wall;</p> <p>(vi) provides for compatible uses such as low impact recreation;</p> <p>(vii) provides habitat values and connectivity and facilitates safe fauna movement through the area;</p> <p>(viii) is an integral part of the non-urban open space infrastructure network;</p> <p>(b) provides for the retention of existing vegetation supplemented by the planting of a range of local indigenous native plant species;</p> <p>(c) has a minimum width of 80 metres measured from the eastern boundary of the Bruce Highway road corridor proposed widening;</p> <p>(d) does not incorporate the following:-</p> <p>(i) urban elements such as structures (other than limited structures associated with recreation parks), fences (other than rural or fauna fencing) and lighting;</p> <p>(ii) an advertising device;</p> <p>(e) is established prior to the commencement of development within 500 metres of the <u>S</u>scenic amenity and highway acoustic buffer; and</p> <p>(f) is in accordance with the standards for the <u>S</u>scenic amenity and highway acoustic buffer outcomes in the Planning Scheme Policy for Palmview Structure Plan.</p>		
PO11	<p>Development provides for a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to be provided:-</p> <p>(a) entirely within the Master Planned Area; or</p> <p>(b) partly within the Master Planned Area and partly in areas proximate to the Master Planned Area if the entirety of this benchmark cannot practically be achieved within the Master Planned Area.</p>	AO11	No acceptable outcome provided.
PO12	<p>Development ensures the following:-</p> <p>(a) the protection of the biodiversity and ecosystem values of springs, waterways and wetlands;</p> <p>(b) avoidance of any adverse impacts on ground water;</p> <p>(c) the protection of bank stability, channel integrity and in-stream habitat.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development ensures the following:-</p> <p>(a) subdivision layouts avoid private lots backing on to <u>E</u>ecologically important areas;</p> <p>(b) fauna exclusion fencing is provided to</p>	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	<p>separate residential areas from ecologically important areas;</p> <p>(c) fauna sensitive design features such as fauna "funnelling" fences or structures, underpasses and overpasses are provided;</p> <p>(d) barriers to fauna movement across and between Ecologically important areas is avoided.</p>		
PO14	Development avoids or minimises impacts on biodiversity values as a result of environmental weeds, declared plants, poisonous and noxious plants, pest animals or introduced weed species ²⁹ .	AO14	No acceptable outcome provided.
PO15	Development incorporates landscaping that includes the following elements:- (a) indigenous native plants of local provenance; (b) known food for wildlife and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understory vegetation; (d) enhancement of links between existing habitats.	AO15	No acceptable outcome provided.
Environmental Resource Management and Natural Hazards			
PO16	Development ensures the following:- (a) acid sulfate soils are not disturbed; (b) where acid sulfate soils are disturbed, works are managed to avoid or minimise the release of acid and metal contaminants.	AO16	Development complies with the Acid Sulfate Soils Overlay Code .
PO17	Development ensures the following:- (a) the risk to public health, from insect borne arboviruses and nuisance caused by biting insects is minimised; (b) the presence or expansion of breeding sites for mosquito larvae is not intensified; (c) new waterbodies and stormwater treatment devices are designed to minimise the potential breeding opportunities of biting insects; (d) mosquito control measures that are designed and implemented so as not to:- (i) affect the ecological integrity of natural wetlands or waterways; and (ii) cause a risk to public health and safety.	AO17	No acceptable outcome provided.
PO18	Development minimises the threat of bushfire to life and property and incorporates fire management measures which maintain and enhance biodiversity.	AO18	Development complies with the Bushfire Hazard Overlay Code .
PO19	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.	AO19	No acceptable outcome provided.
PO20	Development provides for the protection of amenity and minimises impacts from air, noise and light pollution.	AO20	No acceptable outcome provided.

²⁹ The Landscape code provides further guidance about environmental weeds and poisonous and noxious plants.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted development subject to requirements</u>)	
PO21	Development maintains the viability of the Meridan Plains Extractive Resource Area through the following:- (a) avoiding significant land use conflicts; (b) configuring infrastructure associated with the development of the Master Planned Area so as to minimise impacts on the arrangement of extraction areas.	AO21	No acceptable outcome provided.
PO22	Development, including the infrastructure identified on the structure plan maps, protects flood storage and conveyance capacity and splits and minimises the risk of loss of life, injury or damage to property and infrastructure. <i>Note:-</i> <i>Performance Outcome PO4 also provides outcomes relating to flood prone land in the Master Planned Area.</i>	AO22	Development complies with the Flood Hazard Overlay Code .
PO23	Development incorporates best practice stormwater management including water sensitive urban design and erosion and sediment control systems which:- (a) protect water quality within the Mooloolah River and Sippy Creek riparian corridors and their tributaries; (b) minimise erosion and sediment loss; and (c) protect the environmental characteristics of downstream receiving environments. <i>Note:-</i> <i>The Stormwater management code also provides outcomes relating to Stormwater Management for land within the Master Planned Area.</i>	AO23	No acceptable outcome provided.
PO24	Development incorporates best practice groundwater management which:- (a) protects groundwater flows and quality; (b) protects downstream groundwater dependant ecosystems; and (c) where required, provides for passive artificial groundwater recharge infiltration systems.	AO24	No acceptable outcome provided.
PO25	Development for excavation and filling in the Master Planned Area, other than where required to establish the infrastructure identified on the structure plan maps, avoids the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land) ; (b) <u>E</u> ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>Planned Area Ecologically Important Areas).</p> <p><i>Note:-</i></p> <p><i>The Works, services and infrastructure code also provides outcomes relating to Filling and Excavation.</i></p>		
Neighbourhood Design, Housing and Density³⁰			
PO26	<p>Development creates a series of identifiable neighbourhoods which have:-</p> <ul style="list-style-type: none"> (a) an urban structure that reduces dependency on private vehicles and is more energy and land efficient; (b) a layout which is unique and not based on a repetitive design approach and is responsive to the site and landscape context; (c) an activity centre centrally located within the neighbourhood; (d) legible street, pedestrian and bicycle and open space networks focusing on walkability and street connectivity; (e) a strong local identity; (f) a legible, accessible, connected open space network while creating public open spaces that are unique to each individual neighbourhood; and (g) community facilities at locations that are highly accessible and easily identifiable (i.e. on the corner of two higher order streets or in a highly visible location). 	AO26	No acceptable outcome provided.
PO27	<p>Development demonstrates how the overall outcomes are to be achieved at a neighbourhood scale with particular reference to the following:-</p> <ul style="list-style-type: none"> (a) the arrangement of bicycle and pedestrian paths and local roads; (b) protection and maintenance of local public transport circulation routes and corridors, stops and service coverage; (c) the provision of urban and non-urban open space infrastructure; (d) the provision of local activity centres (not full service) and higher housing densities within close proximity to these centres; (e) the arrangement and orientation of lots for residential uses; (f) the provision of adequate infrastructure and services within the neighbourhood to ensure that non-residential uses such as a corner store and educational establishments which are established within or adjacent to neighbourhoods are serviced to avoid adverse impacts on the amenity and character of the neighbourhood; (g) elements of sub-tropical and 	AO27	No acceptable outcome provided.

³⁰ The Planning Scheme Policy for the Palmview Structure Plan provides general advice about neighbourhood design, housing and density outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	sustainable design that can practically be depicted at a neighbourhood level.		
PO28	Development involving gated communities, such as particular types of retirement facilities are designed to ensure:- (a) the connectivity of road, public transport and bicycle and pedestrian infrastructure networks is not compromised; and (b) perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.	AO28	No acceptable outcome provided.
PO29	Development provides a diversity of housing options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self containment within neighbourhoods; (c) meet the changing needs of the community over time; (d) support community development; and (e) meet the needs and expectations of the full range of household types and population groups.	AO29	Development incorporates a lot layout for each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to the district activity centre, public transport stops and urban open space.
PO30	Development contributes to housing affordability and promotes affordable living.	AO30	Development provides for <u>A</u> affordable housing and ensures that it is dispersed and not concentrated in any one neighbourhood.
PO31	Development provides for a significant proportion of attached dwellings that incorporate <u>U</u> niversal design principles to maximise flexibility and useability for all sections of the population, including elderly persons, children and people with a disability.	AO31.1	Development provides for universally designed attached dwellings to reflect the following principles:- (a) equitable use – the design is useful, appealing and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any user; (b) flexible in use – the design accommodates a wide range of individual preferences and abilities; (c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the users sensory abilities; (e) safe and sensible to use – the design minimises hazards and adverse consequences of accidental or unintended actions; (f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities; (g) size and space for approach and use – living spaces are designed to ensure sufficient area is provided for

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted development subject to requirements</u>)	
		AO31.2	the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility. Development provides for adaptable housing to be designed in accordance with <i>Australian Standard AS 4299 – 1995: Adaptable Housing</i> .
PO32	Development provides for accommodation especially suited to elderly persons and people with a disability or special need, including independent housing, supported accommodation and residential care.	AO32	No acceptable outcome provided.
PO33	Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for that part of the Master Planned Area identified as being suitable for urban development and included in an urban precinct being a residential precinct, district activity centre precinct, local activity centre precinct, local employment area precinct or community purpose precinct.	AO33	Development achieves the minimum average net residential density specified for the precinct or sub-precinct in which the development is located.
Sub-tropical and Sustainable Design³¹			
PO34	Development responds to the sub-tropical climate and coastal plain setting through the following:- (a) ensuring a strong presence of nature and water through the following:- (i) orientation to urban and non-urban open space; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) creating an open and permeable built environment through the following:- (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban and non-urban open space; (c) incorporating local interpretations of sub-tropical architecture and landscape design.	AO34	No acceptable outcome provided.
PO35	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission limiting measures including the following:- (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the	AO35	No acceptable outcome provided.

³¹ The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of sub-tropical and sustainable design outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable/accepted development subject to requirements)	
	development's energy needs; (b) use of the energy efficient infrastructure systems.		
Reconfiguring a Lot			
PO36	Development for reconfiguring a lot provides for no new lots, other than lots required to provide the infrastructure identified on the structure plan maps, to be created in the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land) ; (b) Ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas) .	AO36	No acceptable outcome provided.
PO37	Development for reconfiguring a lot provides for a pattern of subdivision that maximises the north-south orientation of lots created for residential uses.	AO37	No acceptable outcome provided.
Sequencing of Development			
PO38	Development is carried out in accordance with the sequencing of development and the transport infrastructure network specified on Other Plans Map OPM P8 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing) .	AO38	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO39	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and the adjacent lots; (b) separate the lots from incompatible uses and <i>infrastructure</i> ; and (c) do not create 'reverse amenity' situations where the continued operation of existing uses is compromised by the proposed development.	AO39	No acceptable outcome provided.
Acoustic Amenity and Noise ^{32 33}			
PO40	Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use. <i>Note:- This performance outcome relates to a</i>	AO40	The sensitive land use is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area. OR Where located in an area where adverse noise impacts are likely, the sensitive land use mitigates all potential impacts through

³² Editor's note – the Planning scheme policy for nuisance code provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

³³ Note – Council will take the order of occupancy of new and existing noise sources into consideration in implementing pPerformance oOutcome PO39 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	<i>'reverse amenity' situation where a proposed sensitive land use may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed sensitive land use to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</i>		site layout, design, construction, and operation.
PO41	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO41	No acceptable outcome provided.
Avoidance of Contaminated Land			
PO42	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	AO42	No acceptable outcome provided.

Table 10.3.4.3A Outcomes for Non-urban Open Space Infrastructure Area

Non-urban open space infrastructure area	Ecological protection and rehabilitation objectives
Environmental <u>p</u> rotection <u>a</u> rea	<ul style="list-style-type: none"> Provide for management that assists in the area becoming largely self sustaining and in good bio-condition for its corresponding regional ecosystem. Provide for long-term security of tenure for conservation purposes.
Environmental <u>e</u> nhancement <u>a</u> rea – Type A	<ul style="list-style-type: none"> Provide for assisted regeneration back to the area's former regional ecosystem and in good bio-condition. Enhance landscape scale habitat connectivity. Provide for long-term security of tenure for conservation purposes.
Environmental <u>e</u> nhancement <u>a</u> rea – Type B	<ul style="list-style-type: none"> Provide for strategic rehabilitation to enhance landscape connectivity and ecological values. Provide for long-term security of tenure for conservation purposes.
Environmental <u>t</u> ransition <u>a</u> rea	<ul style="list-style-type: none"> Provide for establishment of buffer areas that enhance the ecological values of Environmental <u>p</u>rotection <u>a</u>reas and Environmental <u>e</u>nhancement <u>a</u>reas and protect them from the impacts of adjacent development. Allow for compatible passive recreation uses including pedestrian and cycleways, picnic areas and open play areas and water sensitive urban design features.
Scenic <u>a</u> menity and <u>h</u> ighway <u>a</u> coustic <u>b</u> uffer	Provide for native landscaping which: <ul style="list-style-type: none"> (a) enhances the rural character of the area; (b) provides a visual relief and noise buffer from the Bruce Highway; (c) allows for compatible low impact recreation uses; (d) allows for farm forestry uses or tree planting for carbon offsets, where appropriate; and (e) provides environmental linkages and habitat value.

Table 10.3.4.3B Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
Landscape Unit 1	<p>Landscape unit 1 is located at the eastern end of the plan area and is contiguous with the Mooloolah River National Park to the north and the Birtinya Wetlands to the east and incorporates the riparian corridor of the Mooloolah River. This landscape unit is characterised by a combination of remnant status vegetation, cleared areas and naturally regenerating ecosystems. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Increase in the extent of wetland and riparian ecosystems. • Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to support the regeneration of ecosystems through a combination of passive and active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • cease slashing; • establish fencing and exclude grazing; • removal of invasive exotic species; • infill planting to supplement natural regeneration; • active revegetation as required, with particular emphasis on consolidating wetland and riparian vegetation'; • bed and bank restoration works as required; • careful management or rectification of the concentrated surface drainage or modified flows to natural sedgeland and wetland areas to avoid damage from scouring, changes in wetland community hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 2	<p>Landscape unit 2 is located at the eastern end of the plan area. It incorporates the Mooloolah River riparian zone, extending upstream to its confluence with Sippy Creek. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone and cleared pasture with isolated trees.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Increase in extent of wetland and riparian ecosystems to provide a minimum width of vegetation of 100 metres from the high bank of the Mooloolah River. • Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation; • bed and bank restoration works as required; • careful management or rectification of concentrated surface drainage or modified flows to natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 3	<p>Landscape Unit 3 is located at the eastern end of the plan area. It is contiguous with the Mooloolah River National Park to the north and extends into Landscape unit 1 to the east.</p> <p>This landscape unit is characterised by cleared areas with isolated trees. A large proportion of this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining grassland as grazing habitat for macropods. • Enhancement of the landscape scale habitat connectivity by creating a mosaic of habitat types. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of hydrological function. 	<p>The management of this landscape unit is to retain grassland habitat.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of grass cover by regular slashing; • selective revegetation, with particular emphasis on establishing "habitat stepping stones"; • careful management or rectification of the concentrated surface drainage or modified flows to

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
			<p>natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</p>
Landscape Unit 4	<p>Landscape unit 4 is located centrally within the plan area. At its southern extent, this landscape unit includes the riparian corridor on the northern side of Sippy Creek. Remnant vegetation at its northern edge abuts residential development. Claymore Road forms the eastern extent of this landscape unit.</p> <p>This landscape unit is characterised by a combination of cleared land and remnant vegetation. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the northern boundary and in the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog). The construction of Claymore Road has altered the hydrological regime of this landscape unit and it is now hydrologically separate from landscape units 1-3. The resultant habitat is considered important for supporting frog populations.</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining sedgelands as habitat for frogs. • Increased extent of wetland and riparian ecosystems to provide a minimum width of vegetation on the northern side of Sippy Creek of 100 metres from the high bank. • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor. • Protection of the water quality of the Sippy Creek, Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation and sedgelands as frog habitat and re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of sedgelands; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west and north to south; • planting densities to consider the Manning's roughness coefficient; • bed and bank restoration works as required; and • careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 5	<p>Landscape unit 5 is located centrally and forms a band that traverses the plan area. It forms the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north and extends south to the confluence of Sippy Creek with the Mooloolah River.</p> <p>This landscape unit is characterised by a large tract of remnant vegetation bordered by cleared pasture. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the riparian zone of Sippy Creek and RE 12.9-10.14 (<i>Eucalyptus pilularis</i> tall open forest on alluvial plains).</p> <p>A large proportion of this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of Sippy Creek and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities at the western and southern edges of the landscape unit (identified as RR1). • Maintenance and enhancement of biodiversity values within an urban recreation area. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • remove invasive exotic species; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation area; • maintain grassed transition zone between residential development and vegetated areas; • careful management or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 6	Landscape unit 6 is located in the north-west of the plan	<ul style="list-style-type: none"> • Increased extent of wetland and riparian ecosystems 	The management of this landscape unit is to re-establish

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>area, forming the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north.</p> <p>This landscape unit is characterised by cleared pasture with a narrow band of remnant vegetation in the riparian zone. Existing vegetation includes of concern RE 12.3.2 (<i>Eucalyptus grandis</i> tall open forest on alluvial plains) along the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is a referable wetland and has been identified as HES by the <i>South East Queensland Regional Plan</i>.</p>	<p>to provide a minimum width of vegetation on the southern side of Sippy Creek of 100 metres from the high bank.</p> <ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of Sippy Creek and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities at the edges of the landscape unit (identified as RR1). 	<p>riparian ecosystems through mainly active mechanisms. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • remove invasive exotic species; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west to provide a minimum 100 metre wide corridor along Sippy Creek; • bed and bank restoration works as required; and • maintenance of a grassed transition zone between residential development and a vegetated area.
Landscape Unit 7	<p>Landscape unit 7 is located centrally and forms a band that traverses the plan area, connecting landscape unit 5 to the Mooloolah River riparian corridor that lies just to the south of the Plan Area. It forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by remnant vegetation and a mosaic of vegetation and cleared land. Existing vegetation includes of concern RE 12.3.13 (Closed heathland on seasonally waterlogged alluvial plains near the coast) and RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along a north-south alignment. • Increase the extent of wetland ecosystems, with particular emphasis on active regeneration of land enclosed by remnant vegetation. • Rehabilitation of wetland ecosystems to remnant status. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities in the south-western portion of this landscape unit (identified as DR3). • Maintenance and enhancement of biodiversity values within urban recreation areas. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • establish fencing and exclude grazing; • removal of invasive exotic species, • infill planting to supplement natural regeneration; • active revegetation, with particular emphasis on consolidating and expanding wetland vegetation and reconnecting habitat from north to south; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation areas; • maintain a grassed transition zone between residential development and vegetated area; • careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 8	<p>Landscape unit 8 is located along the western end of the southern boundary of the plan area. It is contiguous with the Palmview Conservation Park to the south and forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by patches of remnant vegetation along drainage lines and an extensive area of naturally regenerating vegetation. Existing vegetation</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment. • Increase the extent of wetland ecosystems. • Rehabilitation of wetland ecosystems to remnant status. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • establish fencing/ exclude grazing from regenerating

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>Remnant vegetation within this landscape unit is identified as referable wetland and significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the adjacent wetland ecosystem and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities in the south-western and northern portions of the landscape unit (identified as DR2). • Provision of opportunities for complementary sports facilities at the southern edge of the landscape unit (identified as DS2). • Maintenance and enhancement of biodiversity values within urban recreation areas. 	<p>areas;</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • infill planting to supplement natural regeneration; • active revegetation as required, with particular emphasis on consolidating wetland vegetation; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in urban recreation areas; • maintain grassed transition zone between residential development and vegetated areas; and • careful management and/or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scour, changes in wetland hydrology, provision of degraded habitat for establishment of invasive species and other negative impacts.
Landscape Unit 9	<p>Landscape unit 9 is located at the western end of the plan area and extends along the Bruce Highway from the edge of landscape unit 6 in the north to the southern boundary of the plan area.</p> <p>This landscape unit is characterised by cleared areas with scattered trees.</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity by creating a mosaic of habitat types. • Provision of habitat for significant flora and fauna species. 	<p>The management of this landscape unit is to retain and establish mosaic vegetation.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of grass cover by regular slashing; • selective revegetation, with particular emphasis on establishing "habitat stepping stones".

Table 10.3.4.3C Environmental Offset Requirements

Environmental Value Impacted	Environmental Offset Outcome Sought	Location	Environmental Offset Requirement Offset Type	Provision Rate
Mapped Environmental Protection Area or other Regional Ecosystem (where located outside the Structure Plan Area)				
Vine Forest (comparable with Regional Ecosystem 12.3.1 & 12.3.2)	Conserve vegetation, prevents loss of biodiversity, reduces land degradation and maintain ecological processes.	Within 20km of the site and within the local government area.	Secure an existing similar vegetation community which is under threat or rehabilitate and secure a suitable offset area.	1.5 for 1
Heath (comparable with Regional Ecosystem 12.3.13 & 12.3.14)			Maintain safe ecological linkages and fauna movement corridors.	1.5 for 1
Mixed Eucalypt (comparable with Regional Ecosystem 12.9-10.14)				1.5 for 1
Wetland or Waterway (comparable with Regional Ecosystem 12.3.5)	Improve the integrity and viability of wetlands, waterways and riparian corridors. Improve water quality, flows and aquatic habitat.		Recovery of degraded wetlands. Improvement in water quality and riparian health.	2 for 1
Mapped Environmental Enhancement Area				
Environmental Enhancement Area Type A	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	1.5 for 1
Environmental Enhancement Area Type B	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	1 for 1
Rare and Threatened Species				
Endangered Species, Vulnerable Species and Rare Species.	Improve the population viability of relevant species in the wild.	Within 5km of site and within the local government area.	For fauna, secure existing habitat under threat or rehabilitate and secure habitat for that species and provide safe ecological linkages and fauna movement corridors. For flora, secure existing habitat under threat or translocate, propagate, replant and secure habitat for that species.	2 for 1

Notes

- Where the environmental offset triggers a mapped environmental protection area or enhancement area and a rare and threatened species, the higher offset ratio applies.
- Where the environmental offset is required due to infrastructure preventing the achievement of the 483.4 hectare ecological protection and rehabilitation requirement (i.e. by impacting upon an **E**nvironmental transition area or other area not already covered in this table), the environmental offset is to be provided as rehabilitated land within 20km of the site and within the local government area on a 1 for 1 basis. Consideration is to be given to using an environmental offset on private land where an infrastructure agreement is in place.

10.3.4.4 Overall **o**Outcomes for the Mixed Density Residential Precinct

- (1) The Mixed Density Residential Precinct is developed as a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.
- (2) Development in the Mixed Density Residential Precinct accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Mixed Density Residential Precinct incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

10.3.4.5 Performance **o**Outcomes and **a**Acceptable **o**Outcomes for the Mixed Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable accepted development subject to requirements)	
Intent for the Mixed Density Residential Precinct			
PO1	Development complies with the following intent for the Mixed Density Residential Precinct:- (a) development provides for a series of interconnected, walkable and transit supportive residential neighbourhoods; (b) development provides for a range of residential living environments that accommodate a diversity of lifestyles and recognise the particular character and environmental attributes of different parts of the Master Planned Area; (c) development accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (d) development incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity; (e) development achieves:- (i) a minimum net residential density of 15 dwellings per hectare; and (ii) an average net residential density of at least 18 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	Development ensures that the B building	AO2.1^s	Development ensures that the

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	<p>height of buildings and structures in the Mixed Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	AO2.2 ^s	<p>Building height of a dwelling house in the Mixed Density Residential Precinct does not exceed a Building height of 8.5 metres.</p> <p>Development ensures that any other Building height or structure in the Mixed Density Residential Precinct does not exceed a Building height of 11 metres.</p>

10.3.4.6 Overall ~~o~~Qutcomes for the Medium Density Residential Precinct

- (1) The Medium Density Residential Precinct is developed as a high quality, medium density residential core within the primary walking catchment of the District Activity Centre and transit station.
- (2) Development in the Medium Density Residential Precinct provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Medium Density Residential Precinct provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods and incorporates integrated transport and open space networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

10.3.4.7 Performance ~~o~~Qutcomes and ~~a~~Acceptable ~~o~~Qutcomes for the Medium Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
Intent for the Medium Density Residential Precinct			
PO1	<p>Development complies with the following intent for the Medium Density Residential Precinct:-</p> <p>(a) development provides for the establishment of a medium density residential core within the primary walking catchment of the District Activity Centre and main transit station;</p> <p>(b) development provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities;</p> <p>(c) development provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods;</p> <p>(d) development incorporates integrated transport and open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity;</p> <p>(e) development achieves an average</p>	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	net residential density of at least 35 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
Height of Buildings and Structures			
PO2	Development ensures that the <u>B</u> building height of buildings and structures in the Medium Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2^s	Development ensures that the <u>B</u> building height of buildings and structures in the Medium Density Residential Precinct does not exceed a <u>B</u> building height of 13.5 metres.

10.3.4.8 Overall oOutcomes for the District Activity Centre Precinct

- (1) The District Activity Centre Precinct is developed as a high quality district level activity centre servicing the Palmview community in the Master Planned Area.
- (2) Development in the District Activity Centre Precinct does not unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and the Master Planned Area.
- (3) Development provides for retail uses to be of a scale that is consistent with the following:-
 - (a) the role of the District Activity Centre as defined by the Sunshine Coast Activity Centre Network;
 - (b) the local needs of the Palmview community in the Master Planned Area;
 - (c) a maximum gross floor area of 15,000m².
- (4) Development in the District Activity Centre Precinct accommodates a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development and is the most concentrated urban setting in the Master Planned Area.
- (5) Development in the District Activity Centre Precinct provides for the establishment of a town centre with a traditional street fronting main street layout and a town park, civic plazas and the main transit station as significant structural elements.

10.3.4.9 Performance oOutcomes and aAcceptable oOutcomes for the District Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
Intent for the District Activity Centre Precinct³⁴			
PO1	Development complies with the following intent for the District Activity Centre Precinct:- (a) development provides for the	AO1	No acceptable outcome provided.

³⁴ The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the district activity centre precinct outcomes.

Performance Outcomes

Acceptable Outcomes (denoted as 's' where applicable to self-assessable accepted development subject to requirements)

	<p>establishment of a district level activity centre servicing the Palmview community in the Master Planned Area;</p> <p>(b) development is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and Palmview;</p> <p>(c) development provides for the establishment of a small town centre comprising a traditional main street, a town park, civic plazas and the main transit station as significant structural elements contributing to social interaction and community identity;</p> <p>(d) development does not involve the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format which is the antithesis of what is desired for this precinct;</p> <p>(e) development provides for a total gross floor area of 15,000m² for all business and commercial uses;</p> <p>(f) development provides for high levels of mobility and accessibility within the precinct with the public transport corridors and the main transit station supported by an interconnected network of bicycle and pedestrian infrastructure which prioritises these modes and facilitates access to key facilities within the precinct;</p> <p>(g) development is arranged to maximise the vibrancy of public spaces and semi-public spaces through the following:-</p> <ul style="list-style-type: none"> (i) configuring active uses along frontages to public spaces which maximise pedestrian activity; (ii) ensuring a high level of integration with public transport infrastructure including the main transit station, a town square and transit plaza; (iii) ensuring a variety of compatible mixed uses are provided in each site; (iv) incorporating attractive high amenity public and semi-public spaces to encourage and support social interaction and casual meeting; (v) ensuring spaces comply with crime prevention through environmental design and <u>U</u>niversal design principles; 		
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Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted development</u> <u>subject to requirements</u>)	
	<p>(h) development achieves an average net residential density of at least 40 dwellings per hectare;</p> <p>(i) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces and establishes the District Activity Centre as the focal point for the Palmview community in the Master Planned Area;</p> <p>(j) development provides for the infrastructure identified on the structure plan maps.</p>		
Land uses, Locations and Built Form			
PO2	<p>Development does not result in any of the following:-</p> <p>(a) the establishment of a department store;</p> <p>(b) the establishment of a discount department store;</p> <p>(c) the establishment of more than 1 full line supermarket;</p> <p>(d) any full line supermarket exceeding a gross floor area of 4,000m².</p>	AO2	No acceptable outcome provided.
PO3	Development provides for active uses to be concentrated along the main street.	AO3	No acceptable outcome provided.
PO4	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	AO4	No acceptable outcome provided.
PO5	<p>Development provides for the establishment of a District Activity Centre that creates memorable experiences through the following:-</p> <p>(a) contributing to the creation of vibrant, public and semi-public spaces;</p> <p>(b) ensuring that built form contributes to legibility;</p> <p>(c) maximising pedestrian activity;</p> <p>(d) providing a high level of amenity for all users.</p>	AO5	No acceptable outcome provided.
PO6	Development provides for the establishment of a walkable District Activity Centre characterised by tree lined streets, public spaces and expansive social spaces for community life and interaction.	AO6	No acceptable outcome provided.
PO7	Development provides for the establishment of a simple grid pattern street network which ensures a high level of connectivity and accessibility within the District Activity Centre.	AO7	No acceptable outcome provided.
PO8	<p>Development provides for the main street in the District Activity Centre to be established as a people oriented place where walking, cycling, shopping are prioritised over the driving of vehicles and which is designed to:-</p> <p>(a) create a safe environment for users;</p> <p>(b) incorporate environmental infrastructure; and</p> <p>(c) create a high quality of visual and physical amenity to the main street.</p>	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> <u>development</u> <u>subject to requirements</u>)	
PO9	Development provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO9	No acceptable outcome provided.
PO10	Development fronting the main street provides an active frontage and supports uses that are likely to foster informal interaction for extended periods such as catering uses and retail uses.	AO10	No acceptable outcome provided.
PO11	Development provides for the siting and design of large floor plate uses, associated car parking areas, structured car parking and servicing areas to be configured so as to contribute to an active street environment.	AO11	No acceptable outcome provided.
PO12	Development provides for all residential uses in the main street to be located above the ground level.	AO12	No acceptable outcome provided.
PO13	Development provides for floor to ceiling heights at ground level that focus attention on the ground floor, cater for a range of uses and allow for adaptation over time.	AO13	No acceptable outcome provided.
PO14	Development provides for buildings that accommodate business and commercial uses to be designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	AO14	No acceptable outcome provided.
PO15	Development ensures that pedestrian permeability is maximised by the achievement of pedestrian through-block linkages in addition to the street-based pedestrian network.	AO15	No acceptable outcome provided.
PO16	Development for a <u>f</u> Food and <u>d</u> Drink <u>o</u> Outlet does not incorporate a drive through facility.	AO16	No acceptable outcome provided.
PO17	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the District Activity Centre, the site on which it is developed or the streetscape; (b) to service the needs of all users of the development; (c) to avoid pedestrian and vehicular conflict.	AO17	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
Height of Buildings and Structures			
PO18	Development ensures that the <u>B</u> uilding height of buildings and structures in the District Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance;	AO18^s	Development ensures that the <u>B</u> uilding height of buildings and structures in the District Activity Centre Precinct does not exceed a <u>B</u> uilding height of 16 metres.

Performance Outcomes	Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> development <u>accepted subject to requirements</u>)
(e) building massing and scale.	

10.3.4.10 Overall oOutcomes for the Local Activity Centre Precinct

- (1) The Local Activity Centre Precinct is developed as a high quality local level centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only.
- (2) Development in the Local Activity Centre Precinct is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Town Centre.
- (3) Development in the Local Activity Centre Precinct provides a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

10.3.4.11 Performance oOutcomes and aAcceptable oOutcomes for the Local Activity Centre Precinct

Performance Outcomes	Acceptable Outcomes (denoted as 's' where applicable to self assessable development)
Intent for the Local Activity Centre Precinct	
PO1 Development complies with the following intent for the Local Activity Centre Precinct:- <ol style="list-style-type: none"> (a) development provides for a local centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; (b) development is limited in terms of its scale, nature and timing in order to not unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Major Regional Activity Centre; (c) development provides for:- <ol style="list-style-type: none"> (i) a total gross floor area of 2,500m² for all business and commercial uses in each local activity centre; and (ii) a minimum gross floor area of 1,000m² for convenience retail uses in each local activity; (d) development achieves a higher residential density around these centres; (e) development provides a main street style of development with active pedestrian edges and surveillance from residential uses; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps. 	AO1 No acceptable outcome provided.
Land uses, Locations and Built Form	

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to self assessable development)	
PO2	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	AO2	No acceptable outcome provided.
PO3	Development provides for the vertical integration of uses with all buildings incorporating a mix of residential and non-residential uses.	AO3	No acceptable outcome provided.
PO4	Development provides active frontages with uses that are likely to foster casual social and business interaction for extended periods such as catering uses and retail uses.	AO4	No acceptable outcome provided.
PO5	Development provides for all residential uses to be located above the ground level.	AO5	No acceptable outcome provided.
PO6	Development for a fFood and dDrink oOutlet does not incorporate a drive through facility.	AO6	No acceptable outcome provided.
PO7	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the Local Activity Centre, the site on which it is developed, or the streetscape; (b) to service the needs of all users of the development; and (c) to avoid pedestrian and vehicular conflict.	AO7	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
Height of Buildings and Structures			
PO8	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO8 ^s	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not exceed 13.5 metres.

10.3.4.12 Overall oOutcomes for the Local Employment Area Precinct

- (1) The Local Employment Area Precinct is developed as a high quality local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview.
- (2) Development in the Local Employment Area Precinct maintains high levels of amenity and provides for the establishment of an attractive local employment area.

10.3.4.13 Performance oOutcomes and aAcceptable oOutcomes for the Local Employment Area Precinct

Performance Outcomes	Acceptable Outcomes (denoted as ^s where applicable to self-assessable development subject to requirements)
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Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
<i>Intent for the Local Employment Area Precinct³⁵</i>			
PO1	Development complies with the following intent for the Local Employment Area Precinct:- (a) development provides for the establishment of a local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview; (b) development accommodates a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area; (c) development provides that showrooms, hardware and trade supplies having a gross floor area in excess of 300m ² , medium and high impact industrial uses are not established in the precinct; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (e) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
<i>Land Uses, Locations and Built Form</i>			
PO2	Development avoids conflicts with and protects the amenity of surrounding residential areas.	AO2.1	Development provides for home based business and other incubator opportunities to be located at the periphery of the precinct in a manner that defines the precinct edge and creates a transition between industrial land uses and neighbouring residential precincts.
		AO2.2	Development provides for manufacturing and noise generating industries to be located centrally within the precinct to reduce any impact on the amenity of neighbouring residential precincts.
		AO2.3	Development adjoining residential precincts ensures access to sunlight, view corridors and natural ventilation through appropriate built form and roof design.
		AO2.4	Development provides for a variety of lot sizes to encourage a mix of small to medium built form outcomes.
		AO2.5	Development on a site adjacent to a residential, open space or environmentally sensitive land use

³⁵ The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the Local Employment Area precinct outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
			achieves a high standard of siting, design and effective buffering having regard to visual amenity, privacy, noise impacts, odours and light spill.
PO3	Development for non-industrial uses is limited in scale and in type to those uses which:- (a) are compatible with industrial uses; (b) do not compromise the ongoing operation and use of the Local Employment Area Precinct as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO3	No acceptable outcome provided.
PO4	Development for a retail use in association with an industrial use on the same premises is limited to retail uses which are ancillary to the industrial use.	AO4 ^s	Development ensures that the retail sale of goods ancillary to an industrial use (including display areas), does not exceed 20% of the total gross floor area of the premises.
PO5	Development ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	AO5	No acceptable outcome provided.
Height of Buildings and Structures			
PO6	Development ensures that the B building height of buildings and structures in the Local Employment Area Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO6 ^s	Development ensures that the B building height of buildings and structures in the Local Employment Area Precinct does not exceed a B building height of 13.5 metres.

10.3.4.14 Overall ~~o~~Outcomes for the Community Purpose Precinct

- (1) The Community Purpose Precinct is developed for major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre including educational establishments, community uses, utility installations or emergency services and other community facilities infrastructure.
- (2) Development in the Community Purpose Precinct provides for the co-location of compatible community facilities and for strong relationships and connections to be developed between community facilities infrastructure and other infrastructure networks.
- (3) Development in the Community Purpose Precinct maintains high levels of amenity for surrounding residential areas and provides for the establishment of attractive and high quality community facilities.

10.3.4.15 Performance ~~o~~Outcomes and aAcceptable ~~o~~Outcomes for the Community Purpose Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
Intent for the Community Purpose Precinct			
PO1	Development complies with the following intent for the Community Purpose Precinct:-	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>(a) development provides for the establishment of major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre or Local Activity Centres including educational establishments, community uses, utility installations or emergency services and other local community facilities infrastructure;</p> <p>(b) development provides for the co-location of compatible community facilities and for strong relationships and connections to be established between the community facilities infrastructure network, the non-urban open-space infrastructure network, the urban open space infrastructure network and the bicycle and pedestrian and public transport infrastructure networks;</p> <p>(c) development avoids conflict with and protects the amenity of surrounding residential areas, including the avoidance of adverse traffic and vehicle parking impacts;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(e) development provides for the infrastructure identified on the structure plan maps.</p>		
Height of Buildings and Structures			
PO2	<p>Development ensures that the <u>B</u>building height of buildings and structures in the Community Purpose Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	AO2^s	<p>Development ensures that the <u>B</u>building height of buildings and structures in the Community Purpose Precinct does not exceed a <u>B</u>building height of 13.5 metres.</p>

10.3.4.16 Overall oOutcomes for the Urban Open Space Precinct

- (1) The Urban Open Space Precinct provides a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region.
- (2) Development in the Urban Open Space Precinct provides for the retention and rehabilitation of Eecologically important areas where appropriate and practicable.

10.3.4.17 Performance outcomes and aAcceptable outcomes for the Urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
Intent for the Urban Open Space Precinct			
PO1	Development complies with the following intent for the Urban Open Space Precinct:- (a) development provides for a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region as well as providing for the retention and rehabilitation of any <u>E</u> ecologically important areas where appropriate and practicable; (b) development in the Recreation Park Sub-precinct provides predominantly for passive or informal recreational activities that are low impact and generally compatible with the retention of ecological values; (c) development in the Sports Park Sub-precinct accommodates a full range of recreational activities, including organised sporting activities that in some instances require specific land configurations that may not be compatible with the retention of ecological values; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings and spaces; (e) development incorporates principles of crime prevention through environmental design; (f) development effectively integrates with the non-urban open space infrastructure network; (g) development avoids conflicts with and protects the amenity of surrounding residential areas; (h) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	Development ensures that the <u>B</u> uilding height of buildings and structures in the Urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2.1^s AO2.2^s	Development ensures that the <u>B</u> uilding height of buildings in the Urban Open Space Precinct does not exceed a <u>B</u> uilding height of 8.5 metres. Development ensures that the <u>B</u> uilding height of structures in the Urban Open Space Precinct does not exceed a <u>B</u> uilding height of 13.5 metres.

10.3.4.18 Overall outcomes for the Non-urban Open Space Precinct

- (1) The Non-urban Open Space Precinct provides land for the protection and enhancement of Eecologically important areas and landscape values;

- (2) Land within the Non-urban Open Space Precinct is not developed for Urban purposes, other than for the infrastructure identified on the structure plan maps.

10.3.4.19 Performance outcomes and aAcceptable outcomes for the Non-urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
<i>Intent for the Non-urban Open Space Precinct</i>			
PO1	Development complies with the following intent for the Non-urban Open Space Precinct:- (a) development provides for the protection and enhancement of important ecological and landscape values; (b) development in the Environmental Protection and Enhancement Sub-precinct provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other <u>E</u> ecologically important areas in nature conservation or other protective tenure, providing for a limited range of environmentally compatible uses and activities including environmental education and interpretative signage, recreation trails and associated amenities; (c) development in the Landscape Protection and Enhancement Sub-precinct provides for the protection of the <u>S</u> cenic amenity and highway acoustic buffer and accommodates a limited range of non-urban uses compatible with the retention of the area's rural and natural landscape character; (d) development meets contemporary best practice standards for sustainability and fauna sensitive design; (e) development incorporates principles of crime prevention through environmental design; (f) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
<i>Height of Buildings and Structures</i>			
PO2	Development ensures that the <u>B</u> uilding height of buildings and structures in the Non-urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2^s	Development ensures that the <u>B</u> uilding height of buildings and structures in the Non-urban Open Space Precinct does not exceed a <u>B</u> uilding height of 8.5 metres.

10.3.4.20 Overall **o**Outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides the infrastructure networks identified in the following:-
 - (a) the Palmview Structure Plan, in particular the structure plan maps and **Sunshine Coast Planning Scheme** other than to the extent that an infrastructure arrangement applicable to the land subject of the development specifically states that the infrastructure arrangement is to prevail over the Palmview Structure Plan and **Sunshine Coast Planning Scheme** to the extent of any inconsistency;
 - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area which is adjacent to non-residential uses such as local activity centres and educational establishments provides for adequate infrastructure and services to be established to service the non-residential uses to avoid adverse impacts on the amenity and character of the surrounding areas, in particular, neighbourhoods.
- (4) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development at the desired standards of service are provided ahead of or in conjunction with the staging of the development.
- (5) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (6) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (7) Development in the Master Planned Area ensures that infrastructure and services corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (8) Development in the Master Planned Area ensures that infrastructure and services is designed, located and operated in order to:-
 - (a) reduce greenhouse gas emissions;
 - (b) provide for fauna movement; and
 - (c) minimise impacts on ecologically important areas and important landscape and scenic amenity values.
- (9) Development in the Master Planned Area promotes sustainable energy infrastructure that contributes to the development's ongoing energy needs.
- (10) Development in the Master Planned Area ensures that infrastructure and services is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.
- (11) Development in the Master Planned Area ensures that infrastructure and services is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

10.3.4.21 Performance **o**Outcomes and **a**Acceptable **o**Outcomes for the Development of Infrastructure and Services

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable/accepted development subject to requirements)	
Infrastructure Generally			
PO1	Development provides for the orderly and	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	efficient provision of planned infrastructure as specified in the following:- (a) the Palmview Structure Plan; (b) the other parts of Sunshine Coast Planning Scheme .		
PO2	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure identified in the structure plan maps; (b) other infrastructure not identified in the structure plan maps; (c) services in the Master Planned Area.	AO2	No acceptable outcome provided.
PO3	Development is carried out in accordance with the infrastructure networks identified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	AO3	No acceptable outcome provided.
PO4	Development is consistent with the development entitlements upon which the infrastructure and other development obligations have been planned and provided by the local government and other infrastructure providers.	AO4	No acceptable outcome provided.
PO5	Development does not adversely impact on or compromise the existing or planned infrastructure and services networks.	AO5	No acceptable outcome provided.
PO6	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.	AO6	No acceptable outcome provided.
PO7	Development provides for the following:- (a) for infrastructure that avoids or minimises vegetation clearing and habitat disturbance to the greatest extent practicable; (b) where vegetation clearing and habitat disturbance is unavoidable, for the relocation of fauna and flora.	AO7	No acceptable outcome provided.
PO8	Development provides for infrastructure requiring vegetation clearing and habitat disturbance to be undertaken in the following manner:- (a) to minimise erosion and sediment loss; (b) to protect the environmental characteristics of downstream receiving environments; (c) to provide for the staged rehabilitation of disturbed areas.	AO8	No acceptable outcome provided.
PO9	Development for infrastructure associated with the development of the Master Planned Area in the Ecologically important areas specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Ecologically Important Areas) provides an environmental offset for the area that is adversely impacted by the	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	infrastructure ³⁶ .		
PO10	Development provides infrastructure and services which achieves the following:- (a) meets the specified standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.	AO10	No acceptable outcome provided.
Road Transport Infrastructure Network³⁷			
PO11	Development is carried out in accordance with:- (a) the road transport infrastructure network identified conceptually on Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network) and the development and transport infrastructure network sequencing specified on Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing) ; and (b) the standards for the road transport infrastructure network and fauna movement specified in the Planning Scheme Policy for the Palmview Structure Plan , the Transport and Parking Code and the Planning Scheme Policy for the Transport and Parking Code .	AO11	No acceptable outcome provided.
PO12	Development provides road transport infrastructure which achieves the following:- (a) has sufficient capacity to service the development having regard to anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety; (b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network;	AO12	No acceptable outcome provided.

³⁶ The *Planning Scheme Policy for the Palmview Structure Plan* provides advice for the environmental offset outcomes.

³⁷ The *Planning Scheme Policy for the Palmview Structure Plan* provides general advice, standards and guidelines for the road transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	<ul style="list-style-type: none"> (c) protects and enhances the function of roads in the road hierarchy; (d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development; (e) where required, provides bus priority at major intersections and is capable of accommodating prioritised public transport circulation; (f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape; (g) is safe, efficient and legible in meeting the requirements of the intended use; (h) where required for evacuation purposes is established above the defined flood event; (i) appropriate access and egress for emergency services vehicles. 		
PO13	<p>Development provides for a network of local streets which:-</p> <ul style="list-style-type: none"> (a) is highly permeable; (b) based on a grid or modified grid pattern layout that operates at neighbourhood and district levels; and (c) ensures priority of pedestrians, cyclists and public transport users over private vehicles. 	AO13	No acceptable outcome provided.
Public Transport Infrastructure Network³⁸			
PO14	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> (a) the public transport infrastructure network identified conceptually on Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network); and (b) the standards for the public transport infrastructure network and fauna movement specified in the Transport and Parking Code, the Planning Scheme Policy for the Transport and Parking Code and the Planning Scheme Policy for the Palmview Structure Plan. 	AO14	No acceptable outcome provided.
PO15	<p>Development provides for public transport routes and corridor(s) to be efficiently and effectively connected to:-</p> <ul style="list-style-type: none"> (a) key destinations such as regional and district parks, the District Activity Centre, Local Activity Centres and schools; and (b) regional public transport networks outside of the Master Planned Area. 	AO15	No acceptable outcome provided.
PO16	Development provides for public transport routes and corridor(s) to be designed and	AO16	No acceptable outcome provided.

³⁸ The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the public transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	<p>constructed to:-</p> <ul style="list-style-type: none"> (a) minimise impacts on residential amenity; (b) maximise safety for users of the corridor and surrounding areas; (c) minimise impacts on <u>E</u>ecologically important areas including changes to the hydrological regime. 		
PO17	<p>Development provides land for the main transit station which is intended to:-</p> <ul style="list-style-type: none"> (a) be established as a prominent feature of the District Activity Centre; (b) be established as a signature transit station in accordance with the <i>Public Transport Infrastructure Manual</i>; (c) be integrated with the transit plaza and the urban open space infrastructure network and bicycle and pedestrian infrastructure network; (d) create a memorable community place that provides an important source of meaning and identity for residents of the Master Planned Area; (e) incorporate high quality urban design and streetscape treatments; (f) incorporate elements that reflect standard Translink bus stop branding as well as elements of unique design that reflect its importance as a community focal point with the District Activity Centre (g) provide end of trip facilities; and (h) be safe, comfortable, efficient and otherwise fit for purpose. 	AO17	No acceptable outcome provided.
PO18	<p>Development provides for other public transport stops which:-</p> <ul style="list-style-type: none"> (a) are of a regular, intermediate or premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> and distributed throughout the development to efficiently service local neighbourhoods having regard to the planned characteristics of the route and the level of service offered; (b) are to a premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> for a bus stop at a local activity centre and other key destinations such as regional and district sport and recreation parks and schools; (c) are integrated with Local Activity Centres, the urban open space infrastructure network, community facilities infrastructure network and bicycle and pedestrian infrastructure network; (d) incorporate high quality urban design and streetscape treatments such as appropriate seat, shelter, street furniture and lighting; (e) incorporate secure bicycle storage options with a single bike loop as the 	AO18	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	<p>minimum requirement at a regular bus stop in conjunction with some form of shade and wet weather protection; and</p> <p>(f) are safe, comfortable, efficient and otherwise fit for purpose.</p>		
Bicycle and Pedestrian Infrastructure Network³⁹			
PO19	<p>Development is carried out in accordance with:-</p> <p>(a) the bicycle and pedestrian infrastructure network identified conceptually on Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network); and</p> <p>(b) the bicycle and pedestrian infrastructure network standards specified in the Transport and Parking Code, the Planning Scheme Policy for the Transport and Parking Code and the Planning Scheme Policy for the Palmview Structure Plan.</p>	AO19	No acceptable outcome provided.
PO20	<p>Development provides a bicycle and pedestrian infrastructure network that:-</p> <p>(a) ensures priority for pedestrians, cyclists and public transport users over private vehicles; and</p> <p>(b) incorporates uninterrupted movement of cyclists and pedestrians at existing and proposed bridges, underpasses and other structures over waterways, roads and dedicated transit corridors.</p>	AO20	No acceptable outcome provided.
PO21	<p>Development provides for bicycle and pedestrian infrastructure which incorporates:-</p> <p>(a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:-</p> <p>(i) seats;</p> <p>(ii) standby areas;</p> <p>(iii) secure bicycle parking;</p> <p>(iv) picnic facilities;</p> <p>(v) drinking fountains;</p> <p>(vi) shade;</p> <p>(vii) lighting;</p> <p>(viii) signage; and</p> <p>(b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations, including the Main Transit Station and commercial buildings within the District Activity Centre.</p>	AO21	No acceptable outcome provided.
PO22	<p>Development provides bicycle and pedestrian infrastructure which:-</p> <p>(a) has sufficient capacity to service the</p>	AO22	No acceptable outcome provided.

³⁹ The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the bicycle and pedestrian infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable</u> <u>accepted</u> development <u>subject to requirements</u>)	
	<p>development having regard to the anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety;</p> <p>(b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area;</p> <p>(c) connects the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network, employment areas and facilities and services within and external to the Master Planned Area;</p> <p>(d) protects and enhances the function of bicycle and pedestrian infrastructure; and</p> <p>(e) is safe, efficient and legible in meeting the requirements of the intended use;</p> <p>(f) complies with the standards specified in the Transport and Parking Code and the Planning Scheme Policy for the Transport and Parking Code.</p>		
PO23	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	AO23	No acceptable outcome provided.
Water Supply Infrastructure Network			
PO24	Development is located, designed and constructed to protect the integrity of the SEQ water bulk water supply pipeline identified on Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements) .	AO24	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements) . <i>Note:- Should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.</i>
PO25	Development ensures that adequate access is maintained to the SEQ bulk water supply pipeline to allow for maintenance or future upgrade works.	AO25	No permanent barrier is to be constructed that limits access to a SEQ bulk water infrastructure pipeline and any proposed development maintains legal access from a public place for the purpose of maintenance.
Stormwater Infrastructure Network			
PO26	Development ensures that the stormwater infrastructure network:- (a) meets the environmental values and water quality objectives for waters of the Mooloolah River catchment set out under the <i>Environmental Protection (Water) Policy 2009</i> ; (b) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the	AO26	No acceptable outcome provided.

Performance Outcomes

Acceptable Outcomes (denoted as 's' where applicable to self-assessable accepted development subject to requirements)

	<p>developable area, achieve compact, walkable communities and minimise maintenance requirements;</p> <p>(c) incorporates site responsive solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks;</p> <p>(d) integrates stormwater management into the overall urban design including road layout, street design and open space to maximise amenity whilst achieving functionality;</p> <p>(e) which where incorporated into the urban open space infrastructure network is limited to water sensitive urban design features and is excluded from the calculation of the area of the urban open space infrastructure network;</p> <p>(f) avoids 'regional' treatment solutions (for example a single large wetland which treats stormwater for the whole development) and instead incorporates more localised solutions based on identified sub-catchments;</p> <p>(g) provides for the removal of the full range of pollutants using a 'treatment train' approach which removes primary (gross pollutants), secondary (sediments) and tertiary pollutants (nutrients);</p> <p>(h) provides for stormwater to be fully treated to an acceptable level prior to discharge into natural streams or creek systems;</p> <p>(i) avoids the use of ornamental lakes and ensures that any proposed <u>W</u>wetland is self-sustaining;</p> <p>(j) does not concentrate stormwater infrastructure including treatment, conveyance and storage within non-urban open space infrastructure other than in the <u>E</u>environmental transition area where limited to soft elements of water sensitive urban design of stormwater infrastructure such as grass swales and compatible with the primary function of the <u>E</u>environmental transition area; and</p> <p>(k) is carried out in accordance with the standards for the planning, design and construction of the stormwater infrastructure network specified in the <i>Planning Scheme Policy for Development Works.</i></p>		
<p>PO27</p>	<p>Development provides stormwater infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned stormwater infrastructure network;</p> <p>(c) protects and enhances the function of the stormwater infrastructure;</p>	<p>AO27</p>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to <u>self-assessable/accepted</u> development <u>subject to requirements</u>)	
	<p>and (d) meets the requirements of the intended use.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO23 of Section 10.3.4.3 and the Stormwater management code also provide outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>		
PO28	<p>Development provides stormwater infrastructure which ensures the proper conveyance of stormwater from premises and prevents the following:-</p> <p>(a) the ponding of stormwater on site;</p> <p>(b) a hazard to personal health and safety or property.</p>	AO28	No acceptable outcome provided.
PO29	<p>Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.</p>	AO29	No acceptable outcome provided.
PO30	<p>Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.</p>	AO30	No acceptable outcome provided.
Urban Open Space Infrastructure Network⁴⁰			
PO31	<p>Development is carried out in accordance with:-</p> <p>(a) the urban open space infrastructure network identified conceptually on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network); and</p> <p>(b) the open space infrastructure network standards specified in the Planning Scheme Policy for the Palmview Structure Plan.</p>	AO31	No acceptable outcome provided.
PO32	<p>Development provides urban open space infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned urban open space infrastructure network;</p> <p>(c) protects and enhances the function of the urban open space infrastructure;</p> <p>(d) is safe, efficient and legible in meeting the requirements of the intended use.</p>	AO32	No acceptable outcome provided.
PO33	<p>Development provides urban open space infrastructure which protects and enhances the function of <u>E</u>ecologically important areas within the urban open space infrastructure network.</p>	AO33.1	Development ensures that where urban open space contains an <u>E</u> ecologically important area development is limited to low impact uses, activities and embellishments compatible with the primary ecological function of the area.

⁴⁰ The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the urban open space infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
		<p>AO33.2</p> <p>Development ensures that low impact activities and embellishments in the district and regional recreation parks identified conceptually on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network) comprise the following:-</p> <ul style="list-style-type: none"> (a) soft elements of stormwater infrastructure such as grass swales associated with water sensitive urban design; (b) pedestrian trails and cycle paths; (c) interpretive signage and other amenities associated with conservation parks. 	
		<p>AO33.3</p> <p>Development ensures the following:-</p> <ul style="list-style-type: none"> (a) maintenance and appropriate buffering of existing vegetation and habitat; (b) maintenance of habitat corridors and fauna movement through the area; (c) maintenance of water quality and natural hydrological conditions; (d) maintenance of public safety. 	
PO34	<p>Development provides for the urban open space infrastructure network to accommodate a wide range of sport and recreation activities where:-</p> <ul style="list-style-type: none"> (a) the Recreation Park Sub-precinct accommodates predominately informal and passive recreation activities including community gardens where appropriate; and (b) the Sports Park Sub-precinct accommodates predominately formal, organised sporting activities. 	AO34	No acceptable outcome provided.
PO35	<p>Development ensures that the urban open space infrastructure network:-</p> <ul style="list-style-type: none"> (a) incorporates the desired level of embellishments for each type of urban open space area in the standards specified in the Planning Scheme Policy for the Palmview Structure Plan; (b) incorporates a diversity of landscape settings that provide opportunities to define the character of an area through the inclusion of the following:- <ul style="list-style-type: none"> (i) unique or notable landscape features (including retention or provision of large trees, natural stormwater flow lines, viewsapes and elevated features); (ii) innovative and creative design solutions for park infrastructure which promote innovative public art outcomes; and (c) retains as far as practicable natural 	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	soil profiles with quality top soil retained or remediated on site to support larger trees and quality landscaping outcomes.		
PO36	Development provides for an urban open space infrastructure network that ensures:- (a) all residents and employees within the Master Planned Area have safe and direct walking and cycling access to the urban open space infrastructure network; and (b) priority of pedestrians, cyclists and public transport users over private vehicles.	AO36	No acceptable outcome provided.
PO37	Development creates an appropriate interface with the urban open space infrastructure network by providing for:- (a) casual surveillance of the urban open space infrastructure network; (b) adjacent buildings to be oriented to take advantage of its parkland setting and associated views; and (c) direct access to the bicycle and pedestrian infrastructure network and the public transport infrastructure network.	AO37	No acceptable outcome provided.
PO38	Development provides for safe, convenient and non-discriminatory access to the urban open space infrastructure network.	AO38	No acceptable outcome provided.
PO39	Development provides for an urban open space infrastructure network which minimises ongoing lifecycle and management costs.	AO39	No acceptable outcome provided.
Non-urban Open Space Infrastructure Network⁴¹			
PO40	Development is carried out in accordance with the non-urban open space infrastructure network specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) .	AO40	No acceptable outcome provided.
PO41	Development provides non-urban open space infrastructure, including land and rehabilitation works and embellishments, which achieves the following:- (a) the retention and enhancement of all of the existing biodiversity; (b) the improvement of the healthy functioning and resilience of ecosystems; (c) the maintenance and enhancement of ecosystem services; (d) the recreation of wildlife habitat and corridor linkages; (e) the improvement of recovery of threatened communities and species; (f) the improvement of condition of riparian vegetation and aquatic	AO41	No acceptable outcome provided.

⁴¹ The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted development</u> <u>subject to requirements</u>)	
	<p>habitat;</p> <p>(g) the improvement of soil conditioning and land and stream bank stability;</p> <p>(h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and</p> <p>(i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO11 of Section 10.3.4.3 provides for a 483.4 hectare target for ecological protection and rehabilitation to be achieved by development.</i></p>		
PO42	Development provides for a non-urban open space infrastructure network which integrates with the existing and planned non-urban and urban open space infrastructure networks.	AO42	No acceptable outcome provided.
PO43	Development creates an appropriate interface with the non-urban open space through the following:- (a) avoiding private lots directly adjoining non-urban open space and maximising public accessibility along the boundaries of non-urban open space; (b) providing appropriate development controls to minimise disturbance and edge effects; (c) maximising opportunities for casual surveillance; (d) providing appropriate accessibility to bicycle and pedestrian infrastructure networks.	AO43	No acceptable outcome provided.
PO44	Development provides for a non-urban open space infrastructure network which minimises ongoing lifecycle and management costs.	AO44	No acceptable outcome provided.
Community Facilities Infrastructure Network⁴²			
PO45	Development is carried out in accordance with the community facilities infrastructure network identified conceptually on Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network) .	AO45	No acceptable outcome provided.
PO46	Development provides for community facilities infrastructure which:- (a) services the development; (b) is co-located with other community facilities infrastructure and urban open space infrastructure where appropriate to create generous, attractive and highly accessible	AO46	No acceptable outcome provided.

⁴² The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the community facilities infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self-assessable <u>accepted</u> development <u>subject to requirements</u>)	
	<p>community nodes;</p> <p>(c) is on land that is in one contiguous parcel, regular in shape, fit for purpose and granted to the Council or other relevant entity in freehold tenure;</p> <p>(d) incorporates principles of <u>U</u>niversal design and meets contemporary best practice standards in facility design;</p> <p>(e) is high quality in design and contributes to the creation of memorable community places that provide an important source of meaning and identity for residents of the Structure Plan Area;</p> <p>(f) is multi-functional where appropriate;</p> <p>(g) protects and enhances the function of community facilities infrastructure; and</p> <p>(h) is safe, efficient and legible in meeting the requirements of the intended use.</p>		
PO47	Development provides for community facilities to be located and designed with direct access to the public transport infrastructure network and bicycle and pedestrian infrastructure network.	AO47	No acceptable outcome provided.
Energy Infrastructure Network⁴³			
PO48	Development is carried out in accordance with the electricity infrastructure network identified conceptually on Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network) .	AO48	No acceptable outcome provided.
PO49	Development provides for electricity infrastructure to ensure that the Master Planned Area is provided with a reliable supply of energy.	AO49	Development provides for the installation of electricity infrastructure to be in accordance with the applicable electricity infrastructure entity's requirements.
Telecommunications Infrastructure Network			
PO50	Development provides for telecommunications infrastructure to effectively service the development.	AO50	Development provides for the installation of telecommunication infrastructure in accordance with the applicable service provider's requirements.
Other Services			
PO51	Development provides other services required to meet the reasonable needs of users of the development.	AO51	No acceptable outcome provided.

⁴³ The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the energy infrastructure network outcomes.