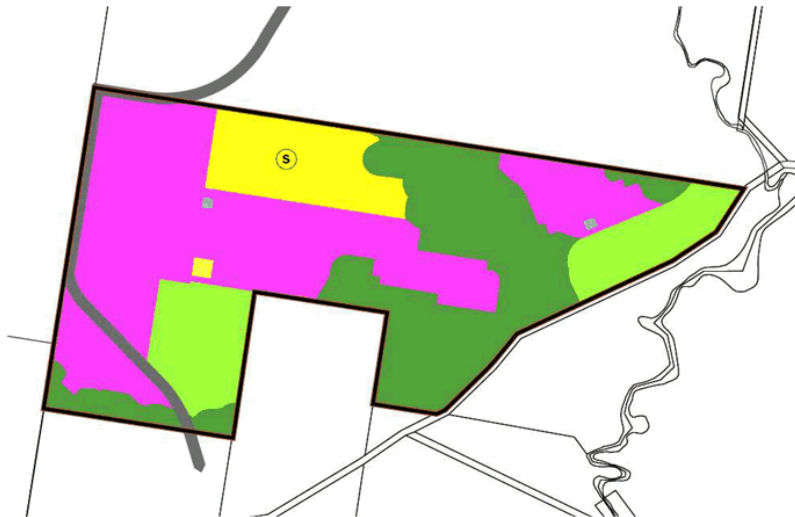


Note - Document title amended by Council on 21/2/2017.

AREA DEVELOPMENT PLAN FOR AREA C (NO.1) 2017



20 November 2017

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1.0 PRELIMINARY

1.1 Short Title

This document may be cited as the Area Development Plan for Area C (No. 1) 2017.

1.2 Purpose

The purpose of this document is as follows:

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

1.3 Application

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

2.0 INTERPRETATION

2.1 Interpretation

The following rules apply to the interpretation of this document:

- a) a term used in this document has the meaning given in the following:
 - i. section 2.2 (Definitions);
 - ii. the Planning Act;
 - iii. the Sunshine Coast Planning Scheme 2014;
 - iv. Statutory Instruments Act 1992;
 - v. The Macquarie Dictionary;
- b) in the event a term has been assigned a meaning in more than one (1) of the instruments listed in section 2.1, the meaning contained in the instrument highest on the list prevails.
- c) a reference to a law or provision of a law, includes the following:
 - i. the law and common law including the principles of equity of the Commonwealth, a State or a Territory;
 - ii. a statutory instrument made or in effect under the law or the provision;
 - iii. a consolidation, amendment, extension, re-enactment or replacement of the law or the provision.



- d) a reference in this document to an agreement includes the following:
- i. the agreed terms of the agreement including a note in the agreement;
 - ii. a schedule to the agreement as if a matter in a schedule is expressly stated in full in the agreed terms of the agreement;
 - iii. the agreement as novated, varied or replaced.
- e) a reference in this document to a specific resource document or standard means the latest version of the resource document or standard.
- f) a reference to a section, table or schedule is a reference to a section, table or schedule of this document unless the context otherwise indicates or requires.

2.2 Definitions

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

- **Application** means has the meaning given in the Infrastructure Agreement.
- **Area Development Approval** means has the meaning given in the Infrastructure Agreement.
- **Community Purpose precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Community Purpose Precinct”.
- **Council** means the Sunshine Coast Regional Council and includes its successors and permitted assigns.
- **Environmental Protection and Enhancement Sub-precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Environmental Protection and Enhancement Sub-precinct”.
- **Infrastructure Agreement** means the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2).
- **Local Activity Centre Precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Local Activity Centre Precinct”.
- **Master Planned Area** means all of the land contained within the Palmview Structure Plan Area.
- **Medium Density Residential Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Medium Density Residential Precinct”.
- **Mixed Density Residential Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Mixed Density Residential Precinct”.



- **Non-urban Open Space Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Non-urban Open Space Precinct”.
- **Palmview Structure Plan** means the Structure Plan, as varied by the Preliminary Approval.
- **Planning Scheme** means the planning scheme of the Council as amended from time to time in accordance with the Planning Act, to the extent it applies to the Master Planned Area.
- **Preliminary Approval** means the development approval for MCU17/0106, including all approved plans and approved documents.
- **Prescribed Area** means Area C of the Master Planned Area Map OPM5 Area Development Plan (Development Entitlements).
- **Recreation Park Sub-precinct** means the part of the Prescribed Area that is identified on OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Recreation Park Sub-precinct”.
- **Sports Park Sub-precinct** means the part of the Prescribed Area that is identified on OPM6 Area Development Plan (Precincts and Sub-precincts) as the “Sports Park Sub-precinct”.
- **Structure Plan** means the Palmview Structure Plan in the Planning Scheme and any change to the Palmview Structure Plan made under the Planning Act.
- **Sunshine Coast Planning Scheme** means the Planning Scheme as varied by the Preliminary Approval.
- **Planning Act** means the Sustainable Planning Act 2009.
- **Urban Open Space Precinct** means the part of the Prescribed Area that is identified on OPM6 related to Area C.

3.0 RELATIONSHIP TO RELEVANT INSTRUMENTS

3.1 Relationship to The Planning Act

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

3.2 Relationship to Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No.2)

- (a) The Preliminary Approval functions as the Area Development Approval for the Prescribed Area required under clause 9.4 of the Infrastructure Agreement.
- (b) For the purposes of the Infrastructure Agreement an Application does not comply with the Preliminary Approval if any of the following apply:



- (i) the Application is seeking to implement development other than approved development under this document;
- (ii) the Application does not comply with the conditions of the Preliminary Approval;
- (iii) the development the subject of the Application does not comply with the conditions of the Preliminary Approval.

3.3 Relationship to Sunshine Coast Planning Scheme 2014

This document relevantly does the following for the Prescribed Area:

- (a) identifies, in section 4 (Approved development), the approved development approved by the Preliminary Approval;
- (b) states, in the tables of assessment in section 6 (Tables of assessment), that development is exempt development, self-assessable development or assessable development requiring code or impact assessment;
- (c) identifies and includes, in section 5 (Applicable codes) codes for the development.

4.0 APPROVED DEVELOPMENT

The ADA document determines approved types of development and approved land uses within the Prescribed Area by the Preliminary Approval, subject to the conditions of the Preliminary Approval.

4.1 Material Change of Use

The approved uses stated in column 1 of a table of assessment for material change of use in section 6.1 (Tables of assessment for material change of use), subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;

4.2 Reconfiguration of a Lot

The approved development for reconfiguring a lot stated in column 1 of a table of assessment for reconfiguring a lot in section 6.2 (Table of assessment for Reconfiguring a Lot) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;

4.3 Building Work

The approved development for building work stated in column 1 of a table of assessment for building work in section 6.3 (Table of assessment for Building Work) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3;



4.4 Operational Work

The approved development for operational work stated in column 1 of a table of assessment for operational work in section 6.4 (Table of assessment for Operational Work) subject to the applicable level of assessment in column 2 against the assessment criteria in column 3.



5.0 APPLICABLE CODES

5.1 Identified Codes

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

- a) Identifying, in column 3 of the tables of assessment in section 6 (Tables of assessment), the applicable codes of the Sunshine Coast Planning Scheme for the approved development;
- b) A reference in an applicable code to the Structure Plan map stated in column 1 of the following table is varied to be a reference to the corresponding map stated in column 2 and included in Schedule 1 (Prescribed Area Development Plan Maps):

Column 1	Column 2
Palmview Structure Plan Map	Corresponding ADA Map for Area C
Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional Context)	Area C OPM1 Development Plan (Sub Regional Context)
Other Plans Map OPM P2(a) – <i>Palmview Master Planned Area Flood Prone Land</i>	Area C OPM P2(a) Development Plan (Flood Prone Land)
Other Plans Map OPM P2(b) – <i>Palmview Master Planned Area Ecologically Important Areas</i>	Area C OPM P2(b) Development Plan (Ecologically Important Areas)
Other Plans Map OPM P3 – <i>Palmview Master Planned Area Land Use Structure</i>	Area C OPM P3 Development Plan (Land Use Structure)
Other Plans Map OPM P4 – <i>Palmview Master Planned Area Infrastructure Elements</i>	Area C OPM P4 Development Plan (Infrastructure Elements)
Other Plans Map OPM P5 – <i>Palmview Master Planned Area Development Entitlements</i>	Area C OPM P5 Development Plan (Development Entitlements)
Other Plans Map OPM P6 – <i>Palmview Master Planned Area Precincts and Sub-precincts</i>	Area C OPM P6 Development Plan (Precincts and Sub-precincts)
Other Plans Map OPM P7 – <i>Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing</i>	Area C OPM P7 Development Plan (Transport Infrastructure Network Sequencing)
Other Plans Map OPM P8 – <i>Palmview Master Planned Area Road Transport Infrastructure Network</i>	Area C OPM P8 Development Plan (Road Transport Infrastructure Network)
Other Plans Map OPM P9 – <i>Palmview Master Planned Area Public Transport Infrastructure Network</i>	Area C OPM P9 Development Plan (Public Transport Infrastructure Network)
Other Plans Map OPM P10 – <i>Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network</i>	Area C OPM P10 Development Plan (Bicycle and Pedestrian Infrastructure Network)
Other Plans Map OPM P11 – <i>Palmview Master Planned Area Urban Open Space Infrastructure Network</i>	Area C OPM P11 Development Plan (Urban Open Space Infrastructure Network)



Column 1	Column 2
Palmview Structure Plan Map	Corresponding ADA Map for Area C
Other Plans Map OPM P12 – <i>Palmview Master Planned Area Non-urban Open Space Infrastructure Network</i>	Area C OPM P12 Development Plan (Non-urban Open Space Infrastructure Network)
Other Plans Map OPM P13 – <i>Palmview Master Planned Area Community Facilities Infrastructure Network</i>	Area C OPM P13 Development Plan (Community Facilities Infrastructure Network)
Other Plans Map OPM P14 – <i>Palmview Master Planned Area Electricity Infrastructure Network</i>	Area C OPM P14 Development Plan (Major Electrical Infrastructure Network)



6.0 TABLES OF ASSESSMENT

6.1 Tables of Assessment for Material Change of Use

Table 1: Mixed Density Residential Precinct Table of Assessment

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Community residence	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community residence code
Dual occupancy	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling house	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Residential care facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Retirement facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
<i>Business Activities</i>		
Home based business if for a home office	Exempt	
Home based business if:- a) not for a home office; and b) not involving a high impact home based business activity.	Self assessable	<ul style="list-style-type: none"> • Home based business code
Sales office	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if for a corner store	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code



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



Table 2: 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 or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Community residence	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community residence code
Dual occupancy	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling house	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Residential care facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Retirement facility	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Rooming accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Short-term accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
<i>Business Activities</i>		
Home based business if for a home office	Exempt	
Home based business if:- a) not for a home office; and	Self assessable	<ul style="list-style-type: none"> • Home based business code



MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>b) not involving a high impact home based business activity.</i>		
Sales office	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop <i>if for a corner store</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Childcare centre code • Prescribed other development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- <i>a) located on council owned or controlled land; and</i> <i>b) undertaken by or on behalf of the council</i>	Exempt	
Community use <i>if not otherwise specified</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
<i>Sports and Recreation Activities</i>		
Park	Exempt	
<i>Rural Activities</i>		
No approved uses within the rural activity group		
<i>Other Activities</i>		
Utility installation <i>if for a local</i>	Exempt	



MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>utility</i>		
<i>Undefined Uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		



Table 3: Local Activity Centre Precinct Table of Assessment

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy <i>if forming part of a mixed use building and located above ground storey</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling unit	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Short term accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
<i>Business Activities</i>		
Food and drink outlet <i>if not incorporating a drive through facility</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Garden centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies <i>if not exceeding a gross floor area of 300m²</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Health care services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Home based business <i>if for a home office</i>	Exempt	
Home based business <i>if:-</i> <i>a) not for a home office; and</i>	Self assessable	<ul style="list-style-type: none"> • Home based business code



LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1 Approved Use	Column 2 Level of Assessment	Column 3 Assessment Criteria
<i>b) not involving a high impact home based business activity.</i>		
Hotel	Code assessable	<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 <i>if conducted by a not-for-profit organisation on council owned or controlled land</i>	Exempt	
Market <i>if not otherwise specified</i>	Impact assessable	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme
Office	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office	Self assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop <i>if in an existing building</i>	Self assessable	<ul style="list-style-type: none"> • Business uses and centre design code • Transport and parking codes
Shop <i>if not otherwise specified</i>	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Shopping centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Veterinary services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
<i>Industrial Activities</i>		
Service industry	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
<i>Community Activities</i>		
Child care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code



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



Table 4: Community Purpose Precinct Table of Assessment

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
<i>Business Activities</i>		
Market if conducted by a not-for-profit organisation on council owned or controlled land	Exempt	
Market if not otherwise specified	Impact assessable	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
Community Purpose Precinct Annotations		
Any use annotated on a Community Purpose Precinct where located on council owned or controlled lands	Exempt	
Any use annotated on a Community Purpose Precinct where not otherwise stated	Code assessable	<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	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Childcare centre code • Prescribed other development codes
Educational establishment	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community care centre	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes



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Approved Use	Level of Assessment	Assessment Criteria
Community use if:- a) located on council owned or controlled land; and b) undertaken by or on behalf of the council	Exempt	
Community use if not otherwise specified	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Place of worship	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
<i>Sports and Recreation Activities</i>		
Park	Exempt	
<i>Rural Activities</i>		
No approved uses within the rural activity group		
<i>Other Activities</i>		
Utility installation if for a local utility	Exempt	
<i>Undefined Uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		



Table 5: 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 or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
<i>Business Activities</i>		
Market if conducted by a not-for-profit organisation on council owned or controlled land	Exempt	
Market if not otherwise specified	Impact assessable	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
Community use if:- a) located on council owned or controlled land; and b) undertaken by or on behalf of the council	Exempt	
<i>Sports and Recreation Activities</i>		
Club	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Outdoor sport and recreation if:- a) located on council owned or controlled land; and b) undertaken by or on behalf of the council	Exempt	
Park	Exempt	
<i>Rural Activities</i>		
No approved uses within the rural activity group		



Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Other Activities</i>		
Utility installation if for a local utility	Exempt	
<i>Undefined Uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		



Table 6: 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 or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
Caretaker's accommodation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
<i>Business Activities</i>		
Market if conducted by a not-for-profit organisation on council owned or controlled land	Exempt	
Market if not otherwise specified	Impact assessable	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
Community use if:- a) located on council owned or controlled land; and b) undertaken by or on behalf of the council	Exempt	
<i>Sports and Recreation Activities</i>		
Club	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Outdoor sport and recreation	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Park	Exempt	
<i>Rural Activities</i>		
No approved uses within the rural activity group		



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



Table 7: Non-urban Open Space Precinct – ‘Non-Urban Open Space Precinct – Landscape Protection and Enhancement 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 or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
No approved uses within the residential activity group		
<i>Business Activities</i>		
No approved uses within the business activity group		
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
No approved uses within the community activity group		
<i>Sports and Recreation Activities</i>		
Park if for ecological protection and rehabilitation purposes only	Exempt	
Park if not otherwise specified	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code
<i>Rural Activities</i>		
No approved uses within the rural activity group		
<i>Other Activities</i>		
Utility installation if for a local utility	Exempt	
<i>Undefined Uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		



6.2 Reconfiguring A Lot

Table 8: Reconfiguring a Lot Table of Assessment

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 8 to the extent of any inconsistency.		
Column 1	Column 2	Column 3
Development	Level of Assessment	Assessment Criteria
<p>Creating lots by subdividing another lot where the Preliminary Approval applies to:</p> <p>a) the Prescribed Area identified on OPM P5 - Area C Development (Development Entitlements) Plan Map; or</p> <p>b) premises within the Prescribed Area identified on OPM P5 - Area C Development (Development Entitlements) Plan Map, the subject of the Preliminary Approval.</p>	Code assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • 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 the Prescribed Area identified on OPM P5 - Area C Development (Development Entitlements) Plan Map, where not otherwise specified above.</p>	Impact assessable	<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 assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Reconfiguring a lot code • Transport and parking code • Works, services and infrastructure code
<p>Rearranging boundaries of a lot</p>	Code assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Reconfiguring a lot code • Landscaping code • Nuisance code • Stormwater management code • Transport and parking code • Works, services and infrastructure code



6.3 Building Work

Table 9: Building Work Table of Assessment

1. This table applies to building work not associated with a Material Change of Use.		
Column 1	Column 2	Column 3
Development	Level of Assessment	Assessment Criteria
Minor building work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Minor building work where not otherwise specified.	Exempt	
Building work where associated with an approved material change of use.	Exempt	
Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Building work not otherwise specified.	Self assessable ¹ Or Code assessable where the applicable Use Code does not identify acceptable outcomes	<ul style="list-style-type: none"> • Palmview structure plan area code • The Use Code applicable to the use for which the Building Work is to be undertaken • Transport and parking code

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



6.4 Operational Work

Table 10: Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment

1. This table does not apply to Excavation or Filling associated with Building Work ²		
Column 1	Column 2	Column 3
Development	Level of Assessment	Assessment Criteria
Operational work where associated with an approved material change of use.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code
Operational Work where associated with an approved reconfiguring a lot.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code
Operational Work (other than Excavation or Filling) where associated with the provision of the infrastructure identified on the structure plan maps.	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code
Operational work (Excavation or Filling) where on land other than:- a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on OPM P2(a) - Area C Development (Flood Prone Land) Plan Map ; or b) an ecologically important area on OPM P2(b) - Area C Development (Ecologically Important Areas) Plan Map .	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, Services and Infrastructure code
Operational work (Excavation or Filling) where:- a) on land identified as:- i. land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes on OPM P2(a) - Area C Development (Flood Prone Land) Plan Map ; or	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, Services and Infrastructure code



1. This table does not apply to Excavation or Filling associated with Building Work ²		
Column 1	Column 2	Column 3
Development	Level of Assessment	Assessment Criteria
ii. <i>an ecologically important area on OPM P2(b) - Area C Development (Ecologically Important Areas) Plan Map; and</i> b) <i>associated with the provision of the infrastructure identified on the structure plan maps.</i>		
Operational work <i>where not otherwise specified.</i>	Impact assessable	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

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



Table 11: Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment

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