

**STATEMENT OF NATURE AND DETAILS OF PROPOSED MAJOR AMENDMENT TO
THE *SUNSHINE COAST PLANNING SCHEME 2014* IN RELATION TO THE YAROOMBA
BEACHSIDE AREA**

Nature of the Amendment

Council has decided to make a major amendment to the *Sunshine Coast Planning Scheme 2014* to facilitate the development of tourism accommodation (five-star accommodation hotel), high density residential uses and associated uses on land located at Yaroomba east of the David Low Way.

The proposed amendments would specifically allow for or facilitate:

- Development of a 10 storey five-star accommodation hotel building on the primary subject site at a height of up to 38.5 metres above ground;
- Development of high density residential and short term accommodation uses at a range of heights from 4 storeys (14 metres) to 10 storeys (32.5 metres);
- Development of uses associated with the primary tourism accommodation and residential uses, including limited retail/health care services uses and a public park;
- A development form on the subject site which seeks to maintain the natural vegetated aspect of the site by limiting the footprint of buildings on the site and providing for generous landscaping;
- The avoidance of impacts on the ecological values of the adjacent Yaroomba Parabolic Dune and dune esplanade area;
- The creation of a new access point to the David Low Way to the west of the subject site, for the purposes of creating a public access road into the primary subject site; and
- Rationalisation of the planning scheme provisions applying to the existing Beachside residential estate to the south of the primary subject site (where already subdivided for low density residential land uses) and to the existing Sales Centre/Community Facilities site to the north-west of the primary subject site, to ensure that the land use zoning and local planning provisions that apply to this land reflect the current and intended situation of this land.
- Consequential amendments where necessary to facilitate the principal amendments listed above.

Details of the Amendment

The amendment described above would require Council to make the following changes to the *Sunshine Coast Planning Scheme 2014* (refer to attached map of land subject to proposed amendment for identification of the land described below):

In relation to the primary subject site:

- Introduction of specific local planning provisions on the site, with the addition of a table of consistent and potentially consistent uses to the Coolum local plan code to inform land use planning, facilitated through the creation of a new local plan precinct (COL LPP-2 Yaroomba Beachside Area);
- Amendment of the Strategic Framework to include the new COL LPP-2 (Yaroomba Beachside Area) local plan precinct as an area where higher buildings are deemed to be an appropriate form of development (alongside regional activity centres and nominated areas within the Sunshine Coast Enterprise Corridor);

- Rezoning of the site as follows:
 - For the majority of the site – from Emerging community zone and Low density residential zone to Tourism accommodation zone, to facilitate site development;
 - For the vegetation buffer to the David Low Way currently held in a vegetation protection covenant – from Emerging community zone to Open space zone;
- Revision of the maximum height for buildings and structures on the site in the Height of Buildings and Structures Overlay Code maps from 8.5 metres to a range of building heights that facilitate site development;
- Addition of a new table of development for the Coolool local plan code area that details specific variations to levels of assessment for specific land uses proposed within the Tourism accommodation zone and in the local plan precinct COL LPP-2 (Yaroomba Beachside Area), including residential care facilities, retirement facilities, food and drink outlets and clubs where for a surf life saving club; and
- Revision of the Biodiversity, Waterways and Wetlands Overlay mapping to include the recently created artificial waterbody on the primary subject site, located predominantly on Lot 20 on SP219217.

All land uses that are consistent with the intent of the relevant development option on the subject site would be subject to code assessment based on the draft amendment.

In relation to the existing Sales Centre site to the north-west to be dedicated to Council as a community centre under the current infrastructure agreement:

- Removal of this site from the COL LPP-1 (Palmer Coolool Resort and The Coolool Residences) local plan precinct, on this basis of the limited practical applicability of these specific provisions, given that the site is to be dedicated to Council for the purpose of a community centre;
- Rezoning of this site from Emerging community zone to Community facilities zone with a designation of '4. Community Use'.

In relation to the Beachside residential estate area to the south of the subject site where this area has already been subdivided to create land parcels for low density residential uses:

- Partial removal of the existing Beachside residential estate area from the COL LPP-1 (Palmer Coolool Resort and The Coolool Residences) local plan precinct, on this basis of the limited practical applicability of these specific provisions;
- Rezoning of the Beachside residential estate to the south of the primary subject site as follows:
 - For residential lots identified as Emerging community zone – from Emerging community zone to Low density residential zone;
 - For community title access parcels – from Emerging community zone to Unzoned land;
 - For vegetation buffers to the David Low Way and Tanah Street East – from Emerging community zone to Open space zone.
- The development parcel Lot 900 on SP219219 and land immediately adjacent providing access to the site, as well as land providing access to the existing David Low Way roundabout, is not subject to the amendments (thereby remaining in the Emerging community zone and the COL – LPP1 (Palmer Coolool Resort and The Coolool Residences) local plan precinct).

Table 1.2.2 Local plans and local plan precincts

Local plans and local plan precincts	
(a)	Beerburum local plan
(b)	Beerwah local plan
(c)	Blackall Range local plan
(d)	Bli Bli local plan
(e)	Buderim local plan, including:-
(i)	Precinct BUD LPP-1 (Gloucester Road South)
(f)	Caloundra local plan, including:-
(i)	Precinct CAL LPP-1 (Bulcock Street)
(ii)	Precinct CAL LPP-2 (Ormuz Avenue)
(iii)	Precinct CAL LPP-3 (Bowman Road/Oval Avenue)
(iv)	Precinct CAL LPP-4 (Moffat Beach/Shelly Beach)
(v)	Precinct CAL LPP-5 (Events Centre Hospitality Area)
(vi)	Precinct CAL LPP-6 (Bulcock Street Hospitality Area)
(vii)	Precinct CAL LPP-7 (Bulcock Beach Hospitality Area)
(viii)	Precinct CAL LPP-8 (Kings Beach Hospitality Area)
(ix)	Precinct CAL LPP-9 (Omrah Avenue)
(x)	Precinct CAL LPP-10 (Caloundra Aerodrome)
(g)	Caloundra West local plan, including:-
(i)	Precinct CAW LPP-1 (Homestead Drive)
(h)	Coolum local plan, including:-
(i)	Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences)
(ii)	Precinct COL LPP-2 (Yaroomba Beachside Area)
(i)	Eudlo local plan
(j)	Eumundi local plan, including:-
(i)	Precinct EUM LPP-1 (Eumundi Butter Factory)
(k)	Forest Glen / Kunda Park / Tanawha local plan
(l)	Glass House Mountains local plan
(m)	Golden Beach / Pelican Waters local plan
(n)	Kawana Waters local plan, including:-
(i)	Precinct KAW LPP-1 (South of Point Cartwright Drive)
(ii)	Precinct KAW LPP-2 (North of Point Cartwright Drive)
(iii)	Precinct KAW LPP-3 (Nicklin Way North Minyama)
(iv)	Precinct KAW LPP-4 (Buddina Urban Village)
(v)	Precinct KAW LPP-5 (Nicklin Way Warana)
(vi)	Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)
(o)	Kenilworth local plan
(p)	Landsborough local plan, including:-
(i)	Precinct LAN LPP-1 (Landsborough Town West)
(ii)	Precinct LAN LPP-2 (Landsborough Town East)
(q)	Maleny local plan, including:-
(i)	Precinct MAL LPP-1 (Maleny Community Precinct)
(ii)	Precinct MAL LPP-2 (Maleny West)
(iii)	Precinct MAL LPP-3 (Walkers Creek)
(iv)	Precinct MAP LPP-4 (Maleny North)
(r)	Maroochy North Shore local plan, including:-
(i)	Precinct MNS LPP-1 (Sunshine Coast Airport)
(ii)	Precinct MNS LPP-2 (Town of Seaside)
(iii)	Precinct MNS LPP-3 (Marcoola Tourist Accommodation)
(s)	Maroochydore / Kuluin local plan, including:-
(i)	Precinct MAR LPP-1 (Evans Street)
(ii)	Precinct MAR LPP-2 (Wharf Street)
(iii)	Precinct MAR LPP-3 (Maud Street/Sugar Road)

- (v) is compatible with and does not adversely impact upon the character, lifestyle and environment attributes which contribute to the region's natural (competitive) advantage, including but not limited to impacts on biodiversity, scenic amenity and local character and amenity; and
- (vi) would enhance the Sunshine Coast's tourism brand and reputation.
- (f) A tourism activity is undertaken on a sustainable basis that protects and capitalises upon the natural values and key lifestyle attributes of the Sunshine Coast.

Table 3.4.6.1 Tourism focus areas

Tourism focus areas	Location
Coastal tourism focus areas Areas within the coastal urban area accommodating a concentration of visitor accommodation and related tourism services.	(i) Alexandra Headland; (ii) Bokarina Beach; (iii) Bulcock Beach and Kings Beach; (iv) Coolool Beach; (v) Cotton Tree and Maroochydhore; (vi) Golden Beach; (vii) Marcoola/Mudjimba; (viii) Mooloolaba; (ix) Twin Waters; and (x) Yaroomba (Palmer Coolool Resort and Sekisui House Yaroomba Beachside Area);
Nature and hinterland tourism focus areas Areas with a primary emphasis on nature and hinterland/rural based tourism experiences and accommodating low impact visitor accommodation and related tourism services.	(i) Blackall Range (including Maleny and Montville); (ii) Beerwah (along Steve Irwin Way in the vicinity of Australia Zoo or other existing activity nodes); (iii) Eumundi; (iv) Glass House Mountains; (v) Mary Valley (including Kenilworth); and (vi) Pumicestone Passage.
Man-made tourism focus areas Areas with a primary emphasis on accommodating major man-made <i>tourist attractions</i> and facilities.	(i) Beerwah (Australia Zoo); (ii) Bli Bli (Sunshine Castle/Go Wake); (iii) Palmview (Aussie World); (iv) Yandina (Ginger Factory); and (v) Woombye (Big Pineapple).

3.4.7 Element 6 – Rural enterprise

3.4.7.1 Specific outcomes

- (a) Rural enterprise and landscape areas are protected as a key element of the character, lifestyle and environment attributes that contribute to the Sunshine Coast's natural (competitive) advantage.
- (b) Rural enterprises and other complementary uses which contribute to the regional economy and provide essential services to rural areas are encouraged to establish in rural areas.
- (c) Opportunities for new agribusiness in rural areas are encouraged, including niche food and beverage products and value adding production in a clean environment.
- (d) Agricultural land class A and class B⁷, strategic cropping land (SCL) and potential SCL are protected from intrusion by incompatible land uses and remain available for ongoing productive use.
- (e) Rural enterprise is undertaken on a sustainable basis that capitalises upon the availability of agricultural land and other natural resources, including mineral resources, forestry resources, fishery resources and water resources.
- (f) Commercial and recreational fishing industries and associated businesses are supported through the protection of marine and freshwater habitats that support these industries.

⁷ Note—development should also have regard to the economic significance of 'important agricultural areas' mapped under the state planning policy.

Theme 6 – Community identity, character and social inclusion

- (i) Building forms, landscaping and signage complement landscape features and provide for these features to remain intact and undiminished.

Table 3.8.2.1 Regionally significant landscape features

Landscape features		
Mountains, ridgelines, escarpments and foothills	<ul style="list-style-type: none"> • Blackall Range • Conondale Range • Mooloolah Range • Glass House Mountains • Mount Coolum • Mount Eerwah • Mount Emu 	<ul style="list-style-type: none"> • Mount Mellum • Mount Ninderry • Mount Peregrin • Peachester escarpment • Maleny escarpment • Buderim escarpment
Waterways	<ul style="list-style-type: none"> • Mary River • Maroochy River • Mooloolah River 	<ul style="list-style-type: none"> • Pumicestone Passage • Stanley River
Water bodies	<ul style="list-style-type: none"> • Cooloolabin Dam • Ewen Maddock Dam • Lake Baroon 	<ul style="list-style-type: none"> • Wappa Dam • Lake Weyba
Other landscape elements	<ul style="list-style-type: none"> • Beaches • Parabolic high dunes • Coastal headlands 	<ul style="list-style-type: none"> • Islands, particularly Mudjimba Island and Bribie Island • Ocean.

3.8.3 Element 2 – Sub-tropical character and locally responsive design

3.8.3.1 Specific outcomes

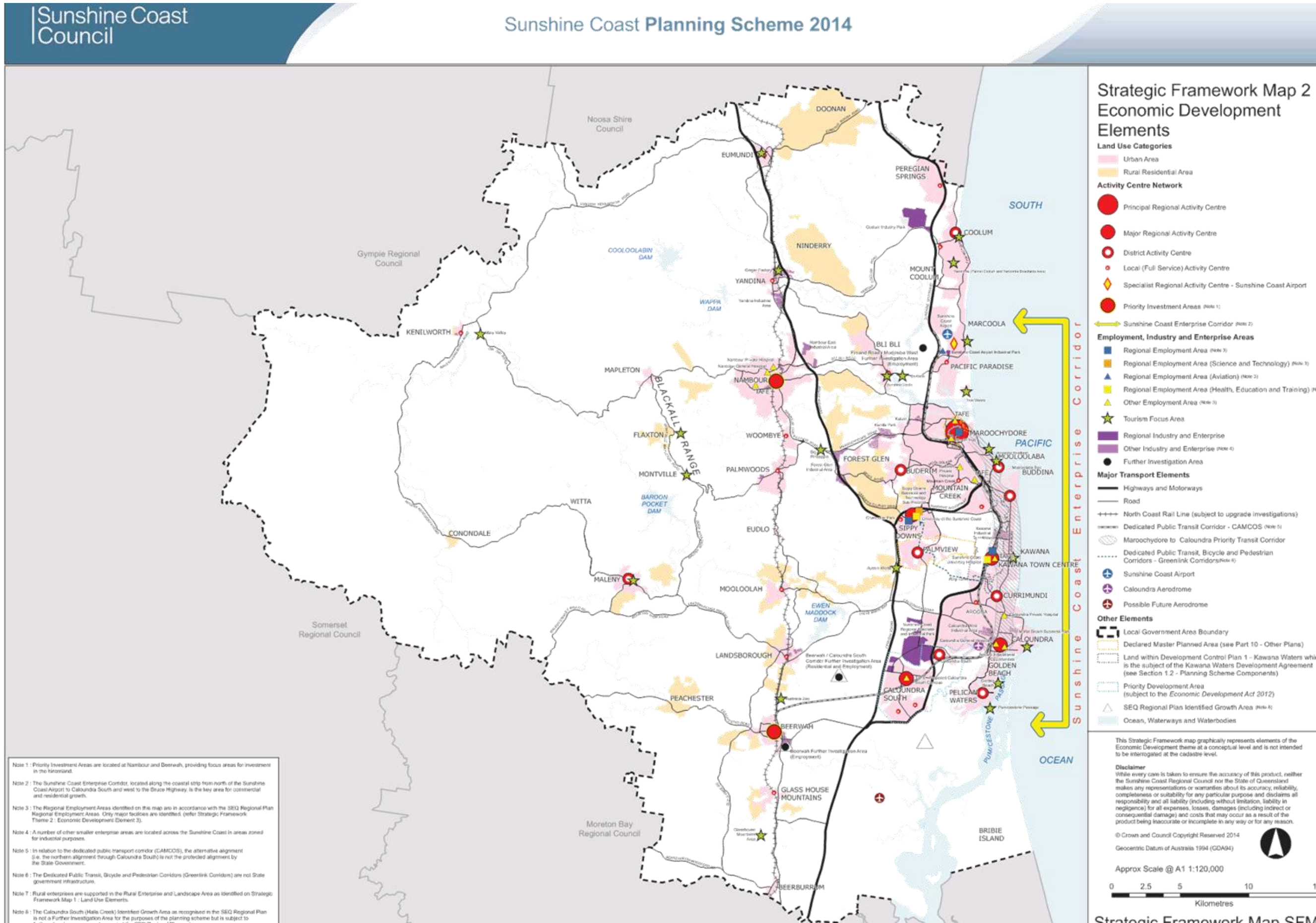
- (a) The sub-tropical character of the Sunshine Coast is reflected and enhanced throughout the built environment.
- (b) Sub-tropical landscapes, including appropriate street tree planting create shade and cooling micro-climates, and attractive, leafy urban environments.
- (c) A high standard of urban design and landscaping is provided that:-
- (i) is sensitive to a local setting as described in local plans;
 - (ii) enhances the character, identity, and natural and cultural associations of the local area;
 - (iii) reinforces the positive elements of character, identity and landscape of the local area;
 - (iv) responds to relevant topographic and landscape influences;
 - (v) contributes to a sense of place and the creation of pleasant, living environments; and
 - (vi) creates healthy and safe environments that support community activity and participation, healthy lifestyles and the prevention of crime.
- (d) The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland.
- (e) Areas of higher buildings are limited to *regional activity centres* ~~and~~ nominated areas within the Sunshine Coast Enterprise Corridor and Precinct COL LPP-2 (Yaroomba Beachside Area) in the Coolum local plan area, which are intended to be the focus for economic activity, tourism and infill residential development.

3.8.4 Element 3 – Cultural heritage and character

3.8.4.1 Specific outcomes

- (a) Places of cultural heritage significance, including areas of built environment character, areas of *streetscape* and landscape heritage, and Aboriginal and non-aboriginal places are protected.

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5.9.4 Coolool local plan

Table 5.9.4.1 Coolool local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.4 (Tourist accommodation zone). This table must be read in conjunction with Table 5.5.4.

Defined Use	Level of assessment	Assessment criteria
TOURIST ACCOMMODATION ZONE – PRECINCT COL LPP-2 (YAROOMBA BEACHSIDE AREA)		
Residential activities		
<u>Residential care facility</u>	<u>Code assessable</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
<u>Retirement facility</u>	<u>Code assessable</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
Business activities		
<u>Food and drink outlet</u>	<u>Self assessable if:-</u> (a) <u>in an existing building in a tenancy that has been approved for non-residential use;</u> and (b) <u>not incorporating a drive-through facility.</u>	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessable if:-</u> (a) <u>forming part of a mixed use development;</u> and (b) <u>not incorporating a drive-through facility.</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
	<u>Impact assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Sport and recreation activities		
<u>Club</u>	<u>Code assessable if for a surf life saving club.</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Business uses and centre design code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>
	<u>Impact assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>

5.9.45.9.5 Golden Beach/Pelican Waters local plan

Table 5.9.45.1 Golden Beach/Pelican Waters local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.17 (Emerging community zone). This table must be read in conjunction with Table 5.5.17.

Defined use	Level of assessment	Assessment criteria	
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)			
Residential activities			
<i>Dual occupancy</i>	Code assessable where on a <i>site</i> nominated as a <i>dual occupancy site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Dual occupancy code <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessable where on a <i>site</i> nominated as a <i>multiple dwelling site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Retirement facility</i>	Code assessable where on a <i>site</i> nominated as a <i>retirement facility site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Retirement facility and residential care facility code <i>Prescribed other development codes</i>
<i>Rooming accommodation</i>	Code assessable where on a <i>site</i> nominated as a <i>rooming accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Short term accommodation</i>	Code assessable where on a <i>site</i> nominated as a <i>short-term accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities			
<i>Shop</i>	Code assessable if:- (a) for a <i>corner store</i> ; and (b) on a <i>site</i> nominated as a <i>shop (corner store) site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>

Part 5

Table 5.9.45.2 Golden Beach/Pelican Waters local plan: reconfiguring a lot

Note—this table identifies variations to the level of assessment for reconfiguring a lot specified in **Table 5.6.1 (Reconfiguring a lot)**. This table must be read in conjunction with **Table 5.6.1**.

Development	Level of assessment	Assessment criteria
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Reconfiguring a lot		
Reconfiguring a lot	Code assessable	<ul style="list-style-type: none"> • Golden Beach/Pelican Waters local plan code • Emerging community zone code • Reconfiguring a lot code • <i>Prescribed other development codes</i>

5.9.55.9.6 Kawana Waters local plan

Table 5.9.56 Kawana Waters local plan: material change of use

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

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

5.9.65.9.7 Landsborough local plan

Table 5.9.67 Landsborough local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.21 (Specialised centre zone). This table must be read in conjunction with Table 5.5.21.

Defined use	Level of assessment	Assessment criteria
SPECIALISED CENTRE ZONE		
Business activities		
<i>Food and drink outlet</i>	Impact assessable if incorporating a drive-through facility.	<ul style="list-style-type: none"> The planning scheme

5.9.75.9.8 Maroochy North Shore local plan

Table 5.9.78 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1** and **Table 5.5.16**.

Defined use	Level of assessment	Assessment criteria
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessable	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	
Industrial activities		
Low impact industry	Exempt if:- (a) located on Council owned or	

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5.9.85.9.9 Maroochydore/Kuluin local plan

Table 5.9.89 Maroochydore/Kuluin local plan: material change of use

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

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

5.9.95.9.10 Mooloolaba/Alexandra Headland local plan

Table 5.9.910 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the level of assessment for a defined use specified in Table 5.5.16 (Community facilities zone). This table must be read in conjunction with Table 5.5.16.

Defined use	Level of assessment	Assessment criteria
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
<i>Food and drink outlet</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Shop</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>

5.9.105.9.11 Nambour local plan

Table 5.9.1011 Nambour local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.6 (Major centre zone) and Table 5.5.8 (Local centre zone). This table must be read in conjunction with Table 5.5.6 and Table 5.5.8.

Defined use	Level of assessment	Assessment criteria
MAJOR CENTRE ZONE – PRECINCT NAM LPP - 3 (TOWN CENTRE FRAME)		
Business activities		
<i>Food and drink outlet</i>	Self assessable if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessable if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Function facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessable if occupying not more than 200m ² of <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Business uses and centre design code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Theatre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	Self assessable if:- (a) in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if:- (a) not in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
<i>Major sport, recreation and entertainment facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
LOCAL CENTRE ZONE – PRECINCT NAM LPP-4 (NAMBOUR HEALTH HUB)		
Business activities		
<i>Agricultural supplies store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme

5.9.115.9.12 Sippy Downs local plan

Table 5.9.112 Sippy Downs local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.6 (Major centre zone). This table must be read in conjunction with Table 5.5.6.

Defined use	Level of assessment	Assessment criteria
MAJOR CENTRE ZONE - PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB-PRECINCT SID LPSP-1A (SIPPY DOWNS TOWN CENTRE CORE)		
Residential activities		
<i>Dual occupancy</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling unit</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Resort complex</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Bar</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Self assessable if:- (a) in an existing building; and (b) not involving a drive-through facility.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if:- (a) not involving a drive-through facility; and (b) forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Funeral parlour</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Code assessable if:- (a) not exceeding a gross leasable floor area of 200m ² ; and (b) forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Health care services</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes

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