

Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Operational Matters

Post Notification Ministerial Review Version June 2019

Made under the *Sustainable Planning Act 2009*, section 117 (Process for preparing, making or amending local planning instruments)

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

The purpose of this amendment instrument is to:

- (a) amend the zoning, overlays, precincts and/or planning scheme provisions relating to a number of specific sites, in order to:
 - (i) better reflect existing or desired future land uses;
 - (ii) respond to Council land acquisitions and property-related matters; and
 - (iii) respond to identified mapping anomalies;
- (b) amend the zone and the Height of buildings and structures overlay for a number of specific sites for Educational Establishments, Retirement Facilities and Residential care facilities;
- (c) amend the building height increments (rationalisation of increments) within the Height of buildings and structures overlay; and
- (d) address other operational matters to improve the clarity and efficiency of the planning scheme.

4. Amendment tables

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme), section 1.2 (Planning Scheme components)	Table 1.2.2 (Local plans and local plan precincts)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.9 (Low impact industry zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.10 (Medium impact industry zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.13 (Sport and recreation zone)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.18 (Limited development (landscape residential) zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.7 (Categories of development and categories of assessment – building work)	Table 5.7.1 (Building work)	Amend as shown in Appendix A
Part 5 (Tables of assessment)	Section 5.9 (Categories of development and categories of assessment – local plans)	Insert, renumber and amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.10 (Categories of development and categories of assessment – overlays)	Table 5.10.1 (Overlays)	Amend as shown in Appendix A
Part 6 (Zones), section 6.2 (Zone codes)	Section 6.2.2 (Medium density residential zone code), Section 6.2.2.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 (Zones), section 6.2 (Zone codes)	Section 6.2.13 (Sport and recreation zone code), Section 6.2.13.2 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 6 (Zones), section 6.2 (Zone codes)	Section 6.2.13 (Sport and recreation zone code), Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone)	Amend as shown in Appendix A
Part 6 (Zones), section 6.2 (Zone codes)	Section 6.2.18 (Limited development (landscape residential) zone code), Table 6.2.18.2.1 (Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.1 (Preliminary)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.6 (Caloundra local plan code)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.8 (Coolum local plan code)	Insert new performance outcome as shown in Appendix A
Part 7 (Local plans)	Section 7.2.13 (Golden Beach/Pelican Waters local plan code)	Insert new table as shown in Appendix A
Part 7 (Local plans)	Section 7.2.18 (Maroochy North Shore local plan code)	Insert new table as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 8 (Overlays), section 8.2 (Overlay codes)	Section 8.2.8 (Height of buildings and structures overlay code), Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.4 (Community activities code), Section 9.3.4.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.4 (Community activities code), Table 9.3.4.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.5 (Dual occupancy code), Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.6 (Dwelling house code), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.9 (Industry uses code), Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.11 (Multi-unit residential uses code), Table 9.3.11.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.13 (Relocatable home park and tourist park code), Table 9.3.13.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.14 (Residential care facility and retirement facility code), Section 9.3.14.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.14 (Residential care facility and retirement facility code), Table 9.3.14.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.15 (Rural industries code), Table 9.3.15.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.15 (Rural industries code), Table 9.3.15.3.2 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.16 (Rural uses code), Table 9.3.16.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 9 (Development codes), section 9.4 (Other development codes)	Section 9.4.4 (Reconfiguring a lot code), Table 9.4.4.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4 (Other development codes)	Section 9.4.4 (Reconfiguring a lot code), Table 9.4.4.3.2 (Minimum lot size and dimensions), Note 15	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4 (Other development codes)	Section 9.4.4 (Reconfiguring a lot code), Table 9.4.4.3.3 (Design criteria for small residential lots)	Amend as shown in Appendix A
Schedule 1 (Definitions)	Section SC1.2, Table SC1.2.1 (Index of administrative definitions)	Insert new definition as shown in Appendix A
Schedule 1 (Definitions)	Section SC1.2, Table SC1.2.2 (Administrative definitions)	Insert new definition as shown in Appendix A
Schedule 1 (Definitions)	Section SC1.2, Table SC1.2.2 (Administrative definitions)	Insert two new notes as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Zone Map ZM2	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM9	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM11 (Coolum Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM14 (Kenilworth Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM17	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM18 (Nambour Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM22 (Maroochydore/Kuluin Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM25	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM35 (Kawana Waters Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM39 (Maleny Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM41 (Mooloolah Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM44 (Caloundra West Local Plan Area)	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM49 (Beerwah Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM25C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM2H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM3H (Height of Buildings and Structures Overlay Maps) – Eumundi Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM4H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM7H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM8H (Height of Buildings and Structures Overlay Maps) – Yandina Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM9H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM10H (Height of Buildings and Structures Overlay Maps) – Peregian Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM11H (Height of Buildings and Structures Overlay Maps) – Coolum Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM14H (Height of Buildings and Structures Overlay Maps) – Kenilworth Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM16H (Height of Buildings and Structures Overlay Maps) – Blackall Range Local Plan Area	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM17H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM18H (Height of Buildings and Structures Overlay Maps) – Nambour Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM19H (Height of Buildings and Structures Overlay Maps) – Bli Bli Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM21H (Height of Buildings and Structures Overlay Maps) – Maroochy North Shore Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM22H (Height of Buildings and Structures Overlay Maps) – Maroochydore/Kuluin Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM24H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM26H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM27H (Height of Buildings and Structures Overlay Maps) – Woombye Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM28H (Height of Buildings and Structures Overlay Maps) – Palmwoods Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM29H (Height of Buildings and Structures Overlay Maps) – Eudlo Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM31H (Height of Buildings and Structures Overlay Maps) – Forest Glen/Kunda Park/Tanawha Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM32H (Height of Buildings and Structures Overlay Maps) – Buderim Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM33H (Height of Buildings and Structures	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Overlay Maps) – Sippy Downs Local Plan Area	
Schedule 2 (Mapping)	Overlay Map OVM34H (Height of Buildings and Structures Overlay Maps) – Mooloolaba/Alexandra Headland Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM35H (Height of Buildings and Structures Overlay Maps) – Kawana Waters Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM39H (Height of Buildings and Structures Overlay Maps) – Maleny Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM40H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM41H (Height of Buildings and Structures Overlay Maps) – Mooloolah Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM42H (Height of Buildings and Structures Overlay Maps) – Landsborough Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM43H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM44H (Height of Buildings and Structures Overlay Maps) – Caloundra West Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM45H (Height of Buildings and Structures Overlay Maps) – Caloundra Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM46H (Height of Buildings and Structures Overlay Maps) – Golden Beach/Pelican Waters Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM47H (Height of Buildings and Structures Overlay Maps)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM49H (Height of Buildings and Structures Overlay Maps) – Beerwah Local Plan Area	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM50H (Height of Buildings and Structures Overlay Maps) – Glass House Mountains Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM54H (Height of Buildings and Structures Overlay Maps) – Beerburrum Local Plan Area	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVMH (Height of Buildings and Structures Overlay Maps) – All maps	Amend legend as shown in Appendix B to reflect proposed maximum building height increment

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the planning scheme)	Map SCC1	Amend Coolum Local Plan Area Boundary and Urban Growth Management Boundary
Part 1 (About the planning scheme)	Table 1.2.2 (Local plans and local plan precincts)	Amend the name of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) to include 'Dicky Beach'
Part 3 (Strategic framework)	Strategic Framework Map SFM1 (Land Use Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Part 3 (Strategic framework)	Strategic Framework Map SFM2 (Economic Development Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Part 3 (Strategic framework)	Strategic Framework Map SFM3 (Transport Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Part 3 (Strategic framework)	Strategic Framework Map SFM4 (Infrastructure Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Part 3 (Strategic framework)	Strategic Framework Map SFM5 (Natural Environment Elements)	Amend to reflect proposed amendments to waterways on Overlay Map OVM25C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)), as shown in Appendix B
Part 3 (Strategic framework)	Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of assessment)	Contents of Part 5 and Tables of Part 5	Update page numbers and list of tables in response to proposed amendments
Part 7 (Local plans)	Various parts	Amend the name of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) to include 'Dicky Beach'
Part 7 (Local plans)	Tables in Part 7	Update list of tables in response to proposed amendments
Part 7 (Local plans), section 7.2.8 (Coolum local plan code)	Figure 7.2.8A (Coolum Local Plan Elements)	Amend Coolum Local Plan Area Boundary to include part of Lot 223 on RP163095, proposed to be included in the Low density residential zone
Part 7 (Local plans), section 7.2.17 (Maleny local plan code)	Figure 7.2.8A (Maleny Local Plan Elements)	Amend Maleny Local Plan Area Boundary to include part of Lot 1 on SP172766 proposed to be included in the Low density residential zone
Part 9 (Development codes), section 9.3 (Use codes)	Section 9.3.6 Dwelling house code	Amend the name of Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) to include 'Dicky Beach'
Schedule 2 (Mapping)	Map SCC2 (Index Map)	Amend Coolum Local Plan Area Boundary and Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Strategic Framework Map SFM1 (Land Use Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Schedule 2 (Mapping)	Strategic Framework Map SFM2 (Economic Development Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Schedule 2 (Mapping)	Strategic Framework Map SFM3 (Transport Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Schedule 2 (Mapping)	Strategic Framework Map SFM4 (Infrastructure Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Schedule 2 (Mapping)	Strategic Framework Map SFM5 (Natural Environment Elements)	Amend to reflect proposed amendments to waterways on Overlay Map OVM25C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)), as shown in Appendix B
Schedule 2 (Mapping)	Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements)	Amend Urban Growth Management Boundary in relation to Coolum and Maleny
Schedule 2 (Mapping)	Local Plan Map LPM11 (Coolum Local Plan Precincts)	Amend Coolum Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Local Plan Map LPM39 (Maleny Local Plan Precincts)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9A (Acid Sulfate Soils Overlay Map)	Amend Coolum Local Plan Area Boundary and Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11A (Acid Sulfate Soils Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21A (Acid Sulfate Soils Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38A (Acid Sulfate Soils Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39A (Acid Sulfate Soils Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Maleny Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM39C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9D (Bushfire Hazard Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11D (Bushfire Hazard Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21D (Bushfire Hazard Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38D (Bushfire Hazard Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39D (Bushfire Hazard Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9E (Coastal Protection Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11E (Coastal Protection Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21E (Coastal Protection Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38E (Coastal Protection Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39E (Coastal Protection Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9F (Extractive Resources Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11F (Extractive Resources Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21F (Extractive Resources Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM38F (Extractive Resources Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39F (Extractive Resources Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9G (Flood Hazard Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11G (Flood Hazard Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21G (Flood Hazard Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38G (Flood Hazard Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39G (Flood Hazard Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9H (Height of Buildings and Structures Overlay)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11H (Height of Buildings and Structures Overlay) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21H (Height of Buildings and Structures Overlay) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38H (Height of Buildings and Structures Overlay)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39H (Height of Buildings and Structures Overlay) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9I (Heritage and Character Areas Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11I (Heritage and Character Areas Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM211 (Heritage and Character Areas Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM381 (Heritage and Character Areas Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM391 (Heritage and Character Areas Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide)) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide)) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide)) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steep Land))	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steep Land)) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steep Land)) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38J(ii) (Landslide Hazard and Steep	Amend Maleny Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Land Overlay Map (ii) (Steep Land))	
Schedule 2 (Mapping)	Overlay Map OVM39J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steep Land)) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9K (Regional Infrastructure Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11K (Regional Infrastructure Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21K (Regional Infrastructure Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38K (Regional Infrastructure Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39K (Regional Infrastructure Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9L (Scenic Amenity Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11L (Scenic Amenity Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21L (Scenic Amenity Overlay Map) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM38L (Scenic Amenity Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39L (Scenic Amenity Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM9M (Water Resource Catchments Overlay Map)	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM11M (Water Resource Catchments Overlay Map) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM21M (Water Resource Catchments Overlay	Amend Coolum Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Map) – Maroochy North Shore Local Plan Area	
Schedule 2 (Mapping)	Overlay Map OVM38M (Water Resource Catchments Overlay Map)	Amend Maleny Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM39M (Water Resource Catchments Overlay Map) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PIA9 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PIA9 (Local Government Infrastructure Plan Map – Priority Infrastructure Area) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PIA21 (Local Government Infrastructure Plan Map – Priority Infrastructure Area) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PIA38 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PIA39 (Local Government Infrastructure Plan Map – Priority Infrastructure Area) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map SQN9 (Local Government Infrastructure Plan Map – Stormwater Network)	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map SQN11 (Local Government Infrastructure Plan Map – Stormwater Network) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map SQN21 (Local Government Infrastructure Plan Map – Stormwater Network) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map SQN38 (Local Government Infrastructure Plan Map – Stormwater Network)	Amend Maleny Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map SQN39 (Local Government Infrastructure Plan Map – Stormwater Network) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR9 (Local Government Infrastructure Plan Map – Transport Network - Roads)	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR11 (Local Government Infrastructure Plan Map – Transport Network - Roads) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR21 (Local Government Infrastructure Plan Map – Transport Network - Roads) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR38 (Local Government Infrastructure Plan Map – Transport Network - Roads)	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR39 (Local Government Infrastructure Plan Map – Transport Network - Roads) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNR9 (Local Government Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNA11 (Local Government Infrastructure Plan Map – Transport Network - Active Transport) – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNA21 (Local Government Infrastructure Plan Map – Transport Network - Active Transport) – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNA38 (Local Government Infrastructure Plan Map – Transport Network - Active Transport)	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map TNA39 (Local Government Infrastructure Plan Map – Transport Network - Active Transport) – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PCF9 (Local Government Infrastructure Plan Map –Parks and Land for Community Facilities Network	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PCF11 (Local Government Infrastructure Plan Map –Parks and Land for Community Facilities Network – Coolum Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PCF21 (Local Government Infrastructure Plan Map –Parks and Land for Community Facilities Network – Maroochy North Shore Local Plan Area	Amend Coolum Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PCF38 (Local Government Infrastructure Plan Map –Parks and Land for Community Facilities Network	Amend Maleny Local Plan Area Boundary
Schedule 3 (Local Government infrastructure plan mapping and supporting material)	LGIP Map PCF39 (Local Government Infrastructure Plan Map –Parks and Land for Community Facilities Network – Maleny Local Plan Area	Amend Maleny Local Plan Area Boundary

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/ Dicky 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)
(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 (City Core)
(ii)	Precinct MAR LPP-2 (Aerodrome Road)
(iii)	Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive)
(iv)	Precinct MAR LPP-4 (Wharf Street)

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
	(a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Service industry	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Warehouse	Accepted development if:- (a) for caravan and boat storage; or (a)(b) in an existing building; or (b)(c) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Community activities		
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Community activities code Prescribed other

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
industry	if in an existing building.	code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Warehouse	Accepted development if:- <u>(a) for caravan and boat storage; or</u> (a) (b) in an existing building; or (b) (c) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Substation	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed other development codes</i>

Table 5.5.13 Sport and recreation zone

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Sustainable design code • Transport and parking code
Short-term accommodation	Code assessment if:- (a) located on:- (i) Council owned or controlled land; or (ii) Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli; and (b) conducted in association with a sport and recreation use on the same site.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Multi-unit residential uses code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<u>Tourist park</u>	Code assessment if:- <u>(a) for a caravan park or camping ground; and</u> <u>(b) conducted in association with a showground use on the same site.</u>	<ul style="list-style-type: none"> • <u>Sport and recreation zone code</u> • <u>Applicable local plan code</u> • <u>Relocatable home park and tourist park code</u> • <u>Prescribed other development codes</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; (b) conducted in association with an open space or sport and recreation use on the same site; and (c) having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> • No requirements applicable

Table 5.5.18 Limited development (landscape residential) zone

LIMITED DEVELOPMENT (LANDSCAPE RESIDENTIAL) ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	• Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	• No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	• Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	• The planning scheme
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	• No requirements applicable
	Impact assessment if not otherwise specified.	• The planning scheme
Sport and recreation activities		
<i>Park</i>	Accepted development	• No requirements applicable
Rural activities		
<u><i>Animal husbandry</i></u>	Accepted development if:- (a) involving the grazing of livestock only; and (a) (b) located outside the <i>Urban growth management boundary</i> .	• <u>Rural uses code</u>
	Impact assessment if not otherwise specified.	• <u>The planning scheme</u>
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	• No requirements applicable
	Impact assessment if not otherwise specified.	• The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme

5.7 Categories of development and categories of assessment – building work

The following table identifies the category of development and category of assessment for building work regulated under the planning scheme.

Note—this table only applies to building work that does not involve a material change of use.

Table 5.7.1 Building work

BUILDING WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	Accepted development ³ if:- (a) involving <i>minor building work</i> ; or (a)(b) associated with a use that is made accepted development by another table of assessment.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development ⁴ if the applicable use code identifies acceptable outcomes applicable to accepted development.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Transport and parking code
	Code assessment if not otherwise specified above.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken The local plan code applicable to the site on which the building work is to be undertaken Transport and parking code

³ Editor's note—building work that is accepted development under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

⁴ Editor's note—building work that is accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

5.9.2 Buderim local plan

Table 5.9.2 Buderim local plan: reconfiguring a lot

Note—this table identifies variations to the category of development and category 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**.

<u>Development</u>	<u>Category of development and category of assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
LOW DENSITY RESIDENTIAL ZONE – PRECINCT BUD LPP-1 (GLOUCESTER ROAD SOUTH)		
Reconfiguring a lot		
Reconfiguring a lot	Impact assessment if creating one or more additional lots.	<ul style="list-style-type: none"> • The planning scheme

5.9.35.9.4 Caloundra West local plan**Table 5.9.4.1 Caloundra West local plan: reconfiguring a lot**

Note—this table identifies variations to the category of development and category 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	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE – PRECINCT CAW LPP-1 (HOMESTEAD DRIVE)		
Reconfiguring a lot		
Reconfiguring a lot	Impact assessment if creating one or more additional lots.	<ul style="list-style-type: none"> The planning scheme

Table 5.9.34.2 Caloundra West local plan: operational work

Note—this table identifies variations to the category of development and category of assessment for operational work specified in Table 5.8.1 (Operational work). This table must be read in conjunction with Table 5.8.1.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
SPORT AND RECREATION ZONE – LOT 200 SP189338 (CORBOULD PARK RACECOURSE)		
Operational work – placing an advertising device on premises		
Placing an advertising device on premises	Code assessment if:- <ol style="list-style-type: none"> a <i>third party advertising device</i> in the form of a billboard sign or pylon sign; located on Lot 200 SP189338 (Corbould Park Racecourse); and forming part of an integrated advertising strategy primarily aimed at promoting the program and providing directional guidance to the race course. 	<ul style="list-style-type: none"> Advertising devices Caloundra West local plan code

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 category of development and category 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	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Residential activities		
Dual occupancy	Code assessment 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 Dual occupancy code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment 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 Retirement facility and residential care facility code <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Short term accommodation	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Shop	Code assessment 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 Business uses and centre design code <i>Prescribed other development codes</i>
Sport and recreation activities		
Outdoor sport and recreation	Code assessment where involving a golf course.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
OPEN SPACE ZONE (LOT 603 SP221893)		
Business activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development	
<u>Food and drink outlet</u>	<u>Code assessment if:-</u> (a) <u>not incorporating a drive-through facility; and</u> (b) <u>not for a high volume convenience restaurant.</u>	<ul style="list-style-type: none"> • <u>Open space zone code</u> • <u>Golden Beach/Pelican Waters local plan code</u> 	<ul style="list-style-type: none"> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Shop</u>	<u>Code assessment if:-</u> (a) <u>for a corner store; and</u> (b) <u>in association with a food and drink outlet.</u>	<ul style="list-style-type: none"> • <u>Open space zone code</u> • <u>Golden Beach/Pelican Waters local plan code</u> 	<ul style="list-style-type: none"> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.</p>	<p>applicable</p>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
MEDIUM IMPACT INDUSTRY ZONE		
Business activities		
<p><u>Outdoor sales</u></p>	<p><u>Code assessment</u> if for a car hire business.</p>	<ul style="list-style-type: none"> Medium impact industry zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
	<p><u>Impact assessment</u> if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
<p><u>Showroom</u></p>	<p>Accepted development if: (a) in an existing building; and (b) for a car hire business.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p><u>Code assessment</u> if: (a) not in an existing building; and (b) for a car hire business.</p>	<ul style="list-style-type: none"> Medium impact industry zone Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
	<p><u>Impact assessment</u> if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Flood hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use <u>Any development</u> if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the <u>industrial activity group in an industry zone</u> ; or:- (A) Medium impact industry zone ; or (B) High impact industry zone ; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; <u>(iv) erecting a building or structure for a utility installation where located on Council owned or controlled land or for a Distributor retailer; or</u> <u>(v) erecting a structure for an extractive industry or</u>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

¹³ Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<i>rural industry</i> in the Rural zone; or (iv)(vi) erecting a building or structure for a use in the rural activity group in the Rural zone; or (v)(vii) erecting a structure for a tourist attraction in the Tourism zone in Precinct TOU2 (Aussie World).		
Material change of use if:- (a) not exceeding the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code
Building work not associated with a material change of use if exceeding the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map¹⁴.	Impact assessment	 <ul style="list-style-type: none"> The planning scheme
Heritage and character areas overlay – where involving or adjoining a heritage place		
Material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a heritage place; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if:- (a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or (b) on a lot or premises adjoining a <i>State heritage place</i> or <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Building work not associated with a material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the building work does not involve the demolition, relocation or removal of a heritage place.
	Impact assessment if the building work involves the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if on a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if involving a <i>local heritage place</i> as	Code assessment if the operational work is	<ul style="list-style-type: none"> Heritage and character areas overlay code

¹⁴ Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving any of the following:-</p> <p>(i) a use in the <i>residential activity group</i>, other than a <i>dual occupancy</i> or <i>dwelling house</i>;</p> <p>(ii) a use in the <i>business activity group</i>;</p> <p>(iii) a use in the <i>community activity group</i>, except for <i>cemetery</i>; or</p> <p>(iv) a use in the <i>sport and recreation activity group</i>.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) increasing the number of residential lots.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer		
<p>Material change of use if:-</p> <p>(a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving a <i>sensitive land use</i>, other than a <i>dual occupancy</i> or <i>dwelling house</i>.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) increasing the number of <i>sensitive land use</i> development lots.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Scenic amenity overlay		
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) in an area subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and</p> <p>(b) involving any use, other than <i>animal husbandry</i>, <i>cropping</i>, <i>dual occupancy</i>, <i>dwelling house</i>, <i>roadside stall</i> and <i>wholesale nursery</i>.</p>	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
<p>Reconfiguring a lot if on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map.</p>	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
<p>Operational work involving filling or excavation if:-</p> <p>(a) on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and</p> <p>(b) involving earthworks exceeding 100m³.</p>	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
<p>Operational work involving placing an advertising device on premises if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.</p>	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
<p>Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.</p>	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Water resource catchments overlay		
<p>Material change of use if:-</p> <p>(a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map;</p> <p>(b) involving any use other than <i>dual occupancy</i> or <i>dwelling house</i>; and</p> <p>(c) involving any of the following:-</p> <p>(i) the establishment, expansion or upgrading of an on-site wastewater treatment system; or</p> <p>(ii) an increase in the number of people living-being</p>	No change	<ul style="list-style-type: none"> Water resource catchments overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<u>accommodated</u> or working on the site.		
Reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving <i>filling or excavation</i> not associated with a material change of use or reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) involving the following:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving <i>vegetation clearing</i> not associated with a material change of use or reconfiguring a lot if within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code

6.2.2 Medium density residential zone code

6.2.2.1 Application

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

6.2.2.2 Purpose and overall outcomes

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

6.2.13 Sport and recreation zone code

6.2.13.1 Application

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

6.2.13.2 Purpose and overall outcomes

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

~~(j)~~(k) sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;

~~(k)~~(l) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;

~~(l)~~(m) development protects and enhances the open space character and amenity of sport and recreation areas;

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

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

~~(o)~~(p) development encourages public and *active transport* accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas;

~~(p)~~(q) development provides for *infrastructure* and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone;

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

~~(r)~~(s) development provides for the following:-

- (i) a use listed as a consistent use in column 1 of **Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone)** to occur in the Sport and recreation zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.13.2.1** to occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matter as its location, nature, scale and intensity.

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

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

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

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

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

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

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

Part 7 Local Plans

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local level and provide more detailed planning for the zones.
- (2) Local plan areas are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and categories of assessment for development in a local plan are in **Part 5 (Tables of Assessment)**.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code includes the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Beerburrum local plan code;
 - (b) Beerwah local plan code;
 - (c) Blackall Range local plan code;
 - (d) Bli Bli local plan code;
 - (e) Buderim local plan code, including:-
 - (i) Precinct BUD LPP-1 (Gloucester Road South);
 - (f) Caloundra local plan code, 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/[Dicky 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 code, including:-
 - (i) Precinct CAW LPP-1 (Homestead Drive);
 - (h) Coolool local plan code, including:-
 - (i) Precinct COL LPP-1 (Palmer Coolool Resort and The Coolool Residences);
 - (i) Eudlo local plan code;

physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.

- (s) Development in the Tourist accommodation zone at Bulcock Beach, Kings Beach, Dicky Beach, Currimundi and Golden Beach (Oaks Oasis Resort site) reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.
- (t) Key Site 4 (Kings Beach Tavern), Key Site 5 (Kings Beach Shops) and Key Site 6 (Golden Beach Oaks Oasis Resort), are developed as signature mixed used developments which:-
 - (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
 - (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
 - (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
 - (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.
- (u) Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.
- (v) Development in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/**Dicky Beach**) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m² in area.
- (w) Development in the Medium density residential zone provides for a mix of residential housing types with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (x) The government and medical hub established in the vicinity of West Terrace and Bowman Road adjacent to the Caloundra Town Centre, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other *emergency services*, is consolidated. The government and medical hub further reinforces this part of Caloundra as the primary focus for the provision of major State government facilities.
- (y) Precinct CAL LPP-9 (Omrah Avenue) includes a number of *dwelling houses* on lots immediately to the south of Bicentennial Park. Development in this precinct is limited to *dwelling houses* on existing lots in order to ensure the land is preserved for a central *park* and complementary community facilities to support civic and cultural functions in the Caloundra Town Centre.
- (z) Development within Precinct CAL LPP-10 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centres Network.
- (aa) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
- (bb) Significant views to important landscape features including beaches and *waterways*, headlands and the Glass House Mountains are protected.
- (cc) Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are retained.
- (dd) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station, the CoastConnect Priority

Performance Outcomes		Acceptable Outcomes	
			Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
Development in the Low Density Residential Zone in Precinct CAL LPP-4 (Shelly Beach/Moffat Beach/Dicky Beach)			
PO42	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach) identified on Local Plan Precinct Map LPM45 maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m ² in area.	AO42	No acceptable outcome provided.
Development in the Community Facilities Zone			
Development in Precinct CAL LPP-9 (Omrah Avenue)			
PO43	Development in Precinct CAL LPP-9 (Omrah Avenue) identified on Local Plan Precinct Map LPM45 is limited to <i>dwelling houses</i> on lots currently occupied by <i>dwelling houses</i> in order to ensure land is preserved for future community purposes including <i>park</i> and <i>community uses</i> .	AO43	No acceptable outcome provided.
Development in Precinct CAL LPP-10 (Caloundra Aerodrome)			
PO44	Development in Precinct CAL LPP-10 (Caloundra Aerodrome) identified on Local Plan Precinct Map LPM45 :- <ul style="list-style-type: none"> (a) occurs in an intergrated manner in accordance with the approved Caloundra Aerodrome Master Plan; (b) provides for the operation of the aerodrome as a general aviation facility; (c) provides for other uses that are compatible with and allied to the operation of the aerodrome; (d) maintains and enhances the <i>streetscape</i> character of Caloundra Road as a landscaped boulevard and major entry route to the Caloundra Town Centre; (e) provides for principal <i>access</i> to the aerodrome site to be from Caloundra Road via Pathfinder way; (f) provides an emergency <i>access</i> point to Caloundra Road in accordance with the approved Caloundra Aerodrome Master Plan; (g) retains existing <i>vegetation</i> supplemented by dense landscape planting to provide a 20 metre wide vegetated <i>buffer</i> adjacent to Caloundra Road within the aerodrome property; (h) improves access to and circulation within the aerodrome; (i) protects the adjoining Dedicated Public Transport Corridor (CAMCOS), proposed Caloundra Transit Station and opportunities for future transit oriented development; and 	AO44	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	major roads and promotes a gateway experience.		
Development in the Low Density Residential Zone (135 Yandina-Coolum Road, Coolum (Lot 26 RP80884))			
PO15	Development in the Low density residential zone at 135 Yandina-Coolum Road, Coolum (Lot 26 RP80884) may provide for small scale office activities which:- (a) are compatible with surrounding land uses; and (b) support the Coolum West Local Centre.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (52 Marakari Crescent, Mount Coolum (Lot 223 RP163095))			
PO16	<u>Reconfiguring a lot in the Low density residential zone at 52 Marakari Crescent, Mount Coolum (Lot 223 RP163095) provides lots with:-</u> <u>(a) a minimum lot size of 400m²; and</u> <u>(b) an average lot size of at least 500m².</u>	AO16	<u>No acceptable outcome provided.</u>
Development in the Emerging Community Zone (Precinct COL LPP-1, Palmer Coolum Resort and The Coolum Residences)			
PO176	Development in the Emerging community zone in Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences) identified on Local Plan Map LPM11:- (a) maintains the primary function of the site as an integrated tourist facility; (b) provides for the retention of large areas of open space, including the 18 hole championship golf course; (c) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (d) protects the natural vegetated character of the coastal foreshore and foredunes; (e) provides for development and building design which respects the scale and character of surrounding areas and <i>vegetation</i> ; (f) provides for retail and commercial development to be limited to resort facilities and local convenience goods only; (g) provides for the maintenance and enhancement of public access to the beach and foreshore in a manner that respects the natural foredune and beach character and environmental values; (h) minimises and rationalises access to David Low Way, Warren Road and other local roads; (i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way and surrounding the Palmer Coolum Resort; and (j) provides for the maintenance and	AO176	No acceptable outcome provided. Editor's Note—Development in the Emerging community zone at Palmer Coolum Resort and The Coolum Residences is currently regulated in accordance with an approved Master Plan and Plan of Development.

Performance Outcomes		Acceptable Outcomes	
	enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, rainforest areas on the Palmer Coolum Resort site, and views to and from Mount Coolum and Point Arkwright.		
Development in the Medium and High Impact Industry Zones			
PO187	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	AO187	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development adjacent to conservation areas and other <i>ecologically important areas</i> .
PO198	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	AO198	No acceptable outcome provided.
PO4920	Development provides for access arrangements to industrial land which:- (a) avoid additional vehicle access from Yandina-Coolum Road; and (b) are rationalised with existing vehicular access arrangements, where possible.	AO4920	No acceptable outcome provided.
Coolum Beach Holiday Park			
PO210	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	AO201	No acceptable outcome provided.
Development in the Rural Zone (Barns Lane)			
PO224	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	AO224	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (b) that part of Lot 65 SP208108 in the Sport and recreation zone to be subject to covenant providing for the retention of the golf course as sport and recreation open space into perpetuity; (c) the continued viable operation of the Pelican Waters Golf Club; and (d) the necessary <i>infrastructure</i> to service the development including, but not necessarily limited to, the following:- <ul style="list-style-type: none"> (i) water supply and sewerage <i>infrastructure</i>; (ii) stormwater <i>infrastructure</i>; (iii) open space <i>infrastructure</i>; and (iv) road, pedestrian and bicycle path, and public transport <i>infrastructure</i>. 	

Table 7.2.13.4.2 Golden Beach/Pelican Waters local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones) for Lot 603 SP221893.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Open Space Zone (Lot 603 SP221893)	
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet (where not incorporating a drive-through facility or a high volume convenience restaurant)</i>	None
(b) <i>Market</i>	
(c) <i>Shop (where for a corner store associated with a food and drink outlet)</i>	
Community activities	
<i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	<i>Outdoor sport and recreation</i>
Other activities	
<i>Utility installation (where a local utility)</i>	None

Table 7.2.18.4.2 Maroochy North Shore local plan supplementary table of consistent uses and potentially consistent uses in the Medium impact industry zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones).

Column 1 Consistent uses	Column 2 Potentially consistent uses
Medium Impact Industry Zone	
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Car wash</i>	(a) <i>Agricultural supplies store</i>
(b) <i>Food and drink outlet (where having a gross leasable floor area not exceeding 100m²)</i>	(b) <i>Food and drink outlet (where having a gross leasable floor area exceeding 100m²)</i>
(c) <i>Hardware and trade supplies (where the primary purpose is for trade supplies)</i>	(c) <i>Sales office</i>
(d) <i>Outdoor sales (where for a car hire business)</i>	
(e) <i>Service station</i>	
(f) <i>Showroom (where for a car hire business)</i>	
(g) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Bulk landscape supplies</i>	None
(b) <i>Low impact industry</i>	
(c) <i>Medium impact industry</i>	
(d) <i>Research and technology industry</i>	
(e) <i>Service industry</i>	
(f) <i>Transport depot</i>	
(g) <i>Warehouse</i>	
Community activities	
(a) <i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
(b) <i>Crematorium</i>	
(c) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i>	None
(b) <i>Telecommunications facility</i>	
(c) <i>Utility installation (where a local utility)</i>	

8.2.8 Height of buildings and structures overlay code³⁰

8.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.
- (2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-
 - (a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;
 - (b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;
 - (c) the height of buildings and structures is consistent with the reasonable expectations of the local community;
 - (d) development on a *site* within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and
 - (e) development does not result in a significant loss of amenity for surrounding development, having regard to:-
 - (i) the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views;
 - (iv) building character and appearance; and
 - (v) building massing and scale relative to its surroundings.

8.2.8.3 Performance outcomes and acceptable outcomes

Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Maximum Height of Buildings and Structures</i>			
PO1	Unless otherwise specified in PO2 below, the height of a building or structure does not: exceed the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map, except where:- (a) for one of the following:- (i) a structure for an extractive industry or	AO1	No acceptable outcome provided.

³⁰ Editor's note—the Height of Buildings and Structures Overlay Maps in **Schedule 2 (Mapping)** show the maximum height for development on a particular *site*.

Performance Outcomes		Acceptable Outcomes	
	<p>rural industry in the Rural zone;</p> <p>(ii) a structure for an industrial use in the:-</p> <p>(A) Medium impact industry zone; or</p> <p>(B) High impact industry zone;</p> <p>(iii) a structure for a sport and recreation use in the:-</p> <p>(A) Sport and recreation zone;</p> <p>or</p> <p>(B) Open space zone;</p> <p>(iv) a structure for a telecommunications facility in the:-</p> <p>(A) Rural zone;</p> <p>(B) Principal centre zone;</p> <p>(C) Major centre zone;</p> <p>(D) District centre zone;</p> <p>(E) Specialised centre zone;</p> <p>(F) Low impact industry zone;</p> <p>(G) Medium impact industry zone; or</p> <p>(H) High impact industry zone; or</p> <p>(v) a structure for a tourist attraction in the Tourism zone in Precinct TOU-2 (Aussie World); and</p> <p>(a) exceed the maximum height specified for the site on the applicable a Height of Buildings and Structures Overlay Map; and</p> <p>(b) not adversely impacting upon the character of the local area or resulting in a significant loss of amenity for surrounding development.</p> <p>Note—a lower height limit may be specified in a local plan code or use code for certain parts of a site (e.g. buildings may be required to be stepped in height, or observe lower height limits along site frontages).</p>		
PO2	<p>Despite PO1 above, for development on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the following formula:-</p> <p>$MH = OMH + FHA$</p> <p>MH means the maximum height of</p>	AO2	No acceptable outcome provided.

9.3.4 Community activities code

9.3.4.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Community activities code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects neighbourhood character and the amenity of surrounding premises.
- (2) The purpose of the Community activities code will be achieved through the following overall outcomes:-
 - (a) a community activity is established in a manner that maximises community benefit;
 - (b) where practicable, a community activity is integrated and co-located with another community activity use; ~~and~~
 - ~~(b)~~(c) buildings exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation; and
 - ~~(c)~~(d) the operation of a community activity does not have an adverse impact on the amenity of adjoining residential premises.

9.3.4.3 Performance outcomes and acceptable outcomes

Table 9.3.4.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Location and Site Suitability</i>			
PO1	The community activity use is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	AO1	The community activity use is located within the Community facilities zone. OR The community activity use is located within a <i>centre zone</i> . OR The community activity is located in another <i>urban zone</i> adjacent to another compatible community activity.
PO2	The community activity is located on a <i>site</i> that is capable of accommodating a well-designed and integrated facility.	AO2	No acceptable outcome provided.
PO3	The community activity is located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions, contaminants or other nuisance.	AO3	The community activity is located on a <i>site</i> where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L ₁₀ [1

Performance Outcomes		Acceptable Outcomes	
			hour] are less than:- (i) 48dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor <i>use area</i> .
PO4	Where the community activity is located adjacent to an electricity transmission line, it incorporates adequate setbacks to protect the health and wellbeing of users.	AO4	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20 metre separation distance for transmission between 33kV and 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.
Scale and Siting of Buildings and Structures			
PO5	The scale <u>and siting</u> of buildings and structures used for the community activity: (a) is appropriate, having regard to its location and setting, and the nature and scale of surrounding development; <u>and</u> (b) <u>provides adequate separation from residential uses and land in a residential zone, so that adverse impacts on visual amenity, privacy and solar access are minimised.</u>	AO5.1 AO5.2	<u>In partial fulfilment of Performance Outcome PO5</u> Where a standalone use and not located in a <i>centre zone</i> , the community activity has a maximum <i>site cover</i> of 50%. OR Where not a standalone use or where located in a <i>centre zone</i> —no acceptable outcome provided. <u>Where adjoining a residential use or land included in a residential zone, buildings and structures are setback from the corresponding site boundary a minimum distance equal to the height of the building or structure.</u>
Protection of Residential Amenity			
PO6	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	AO6.1 AO6.2 AO6.3	Where adjoining a residential use <u>or land included in a residential zone</u> , a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common <i>site</i> boundaries. Intrusive outdoor activities are located and orientated away from residential premises. <u>Any building is set back a minimum of 3 metres from all site boundaries adjoining a residential use or land included in a residential zone.</u>
Recommended Flood Level for Essential Community Infrastructure			
PO7	The functioning of a community activity that is <i>essential community infrastructure</i> is maintained during and immediately after flood and storm tide inundation events. Editor's note— <i>essential community infrastructure</i> is defined in Schedule 1 (Definitions) .	AO7.1	A community activity that is <i>essential community infrastructure</i> :- (a) is located and constructed in accordance with the recommended flood levels specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) in the Flood hazard overlay code; and (b) ensures that any components of the <i>infrastructure</i> that are likely to fail or function, or may result in

9.3.5 Dual occupancy code

9.3.5.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dual occupancy¹ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure dual occupancies are appropriately located, achieve a high level of comfort and amenity for occupants, maintain the amenity of neighbouring premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-
 - (a) a *dual occupancy* is located in an area intended to accommodate more diverse housing options and is integrated within its neighbourhood setting in a manner which appropriately disperses the distribution of density having regard to the intent of the zone;
 - (b) a *dual occupancy* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (c) a *dual occupancy* is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
 - (d) a *dual occupancy* provides a high level of amenity and convenience to residents of the *dual occupancy*; and
 - (e) a *dual occupancy* is provided with an appropriate level of *infrastructure* and services.

9.3.5.3 Performance outcomes and acceptable outcomes²

Table 9.3.5.3.1 Requirements for acceptable development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Location and Site Suitability</i>			
PO1	The <i>dual occupancy</i> is located on a <i>site</i> which:- <ol style="list-style-type: none"> (a) is convenient to local services and public transport; (b) is in an area intended to accommodate more diverse housing options; (c) is dispersed and not concentrated within low density residential neighbourhoods; <u>(d) has sufficient frontage to achieve desired built form and streetscape outcomes;</u> 	AO1.1	The <i>site</i> is included in a <i>centre zone</i> and the <i>dual occupancy</i> is part of a <i>mixed use building</i> . OR The <i>site</i> is included in the Medium density residential zone <u>and has a minimum frontage of 15m.</u> OR The <i>site</i> is included in the Low density

¹ Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dual occupancy*' in the planning scheme includes a reference to any *home office* and all outbuildings, structures and works normally associated with a *dual occupancy*.

² Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dual occupancy*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dual occupancy code.

9.3.6 Dwelling house code

9.3.6.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dwelling house³ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
 - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
 - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; ~~and~~
 - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services-; and
 - (e) where provided, a secondary dwelling:-
 - (i) is located, designed, and constructed and used to have an association with the primary dwelling; and
 - (ii) is small in size, such that the secondary dwelling is ancillary to the primary dwelling, and provides housing for a small household.

9.3.6.3 Performance outcomes and acceptable outcomes⁴

Table 9.3.6.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Height of Buildings and Structures			
PO1	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and	AO1	The height of the <i>dwelling house</i> does not exceed the height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map.

³ Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

⁴ Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dwelling house*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
	(e) building massing and scale as seen from neighbouring premises.		
Garages, Carports and Sheds			
PO2	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ; (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.	AO2.1	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any road <i>frontage</i> ; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m ² . Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> . Note—AO2.1(a) alternative provision to QDC.
		AO2.2	Where located on a lot in a residential zone, the total width of a garage door facing a street (and that is visible from the road <i>frontage</i>) does not exceed 6 metres within any one plane, with any additional garage door being set back a further 1 metre from the street <i>frontage</i> to break up the apparent width of the garage facade.
Setbacks in Residential Zones			
PO3	Where located in a <i>residential zone</i> , the <i>dwelling house</i> is set back from any road <i>frontage</i> so as to:- (a) achieve a close relationship with, and high level of passive surveillance of, the street; (b) create a coherent and consistent <i>streetscape</i> , with no or only minor variations in <i>frontage</i> depth; (c) make efficient use of the <i>site</i> , with opportunities for large back yards; (d) provide reasonable privacy to residents and neighbours on adjoining lots; and (e) maintain reasonable access to views and vistas, prevailing breezes and sunlight for each <i>dwelling house</i> .	AO3	Where located in a <i>residential zone</i> , the <i>dwelling house</i> (other than a garage, carport or shed) is <i>setback</i> to any road <i>frontage</i> at least:- (a) 4.5 metres for the ground <i>storey</i> ; and (b) 6 metres for any levels above the ground <i>storey</i> . Note—AO3 alternative provision to QDC.
Setbacks in Rural and Rural Residential Zones			
PO4	Where located in the Rural zone, <u>Rural residential zone or Limited development (landscape residential) zone</u> , the <i>dwelling house</i> is set well back from any road <i>frontage</i> so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; (c) protect views and vistas; (d) avoid or minimise noise and dust nuisance from sealed roads, existing State controlled roads and extractive industry <i>transport routes</i> ; and (e) protect the functional	AO4.1	Where located on a lot in the Rural zone, and the lot has an area of more than 2 hectares, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:- (a) 40 metres from a State controlled road or an extractive industry <i>transport route</i> ; (b) 20 metres from any other road; or (c) if an extension not exceeding 50m ² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> .
		AO4.2	Where located on a lot in the Rural zone, and the lot has an area of not more than 2 hectares, or where located on a lot in the Rural residential zone <u>or the Limited development (landscape residential) zone</u> , the <i>dwelling house</i> (including any

Performance Outcomes		Acceptable Outcomes	
	characteristics of existing State controlled roads and extractive industry <i>transport routes</i> .		associated garage, carport or shed) is set back at least:- (a) 10 metres from any road <i>frontage</i> ; or (b) if an extension not exceeding 50m ² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> . Note—AO4.1 and AO4.2 alternative provisions to QDC.
PO5	Where located in the Rural zone, or Rural residential zone <u>or the Limited development (landscape residential) zone</u> , the <i>dwelling house</i> is set back from side and rear boundaries so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and (c) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises.	AO5.1	Where located on a lot in the Rural zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back from any side or rear boundary at least:- (a) 3 metres where the lot has an area of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares.
		AO5.2	Where located on a lot in the Rural residential zone <u>or Limited development (landscape residential) zone</u> , the <i>dwelling house</i> (including any associated garage, carport or shed) is <i>setback</i> at least 3 metres from any side or rear boundary. Note—AO5.1 and AO5.2 alternative provisions to QDC.
Setbacks to Canals and Artificial Waterways			
PO6	Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or <i>waterbodies</i> (e.g. lakes) to:- (a) protect the structural integrity of the canal/ <i>waterway</i> / <i>waterbody</i> profile and revetment wall; (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (c) building massing and scale as seen from neighbouring premises.	AO6	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i> / <i>waterbody</i> . Note—AO6 alternative provision to QDC.
Services and Utilities			
PO7	The <i>dwelling house</i> is provided with a level of <i>infrastructure</i> and services that is appropriate to its setting and commensurate with its needs.	AO7.1	Where located on a lot in an <i>urban zone</i> the <i>dwelling house</i> is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications <i>infrastructure</i> networks (where available to the lot).
		AO7.2	Where located on a lot in a <i>non-urban zone</i> and/or reticulated sewerage is not available to the lot, the <i>dwelling house</i> is connected to an on-site effluent treatment and disposal system. Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.
		AO7.3	Where located on a lot in a <i>non-urban</i>

Performance Outcomes		Acceptable Outcomes	
			<p>zone and/or reticulated water supply is not available to the lot, the <i>dwelling house</i> is provided with a rainwater collection tank that:-</p> <p>(a) has a minimum capacity of 45,000 litres; and</p> <p>(b) is plumbed so that water from the rainwater tank is available for household use.</p>
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	<p>On-site car parking is provided in accordance with the following:-</p> <p>(a) for a lot exceeding 300m²—at least 2 (two) car parking spaces with at least one space capable of being covered; or</p> <p>(b) for a lot not exceeding 300m²—at least 1 (one) covered car parking space.</p> <p>Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.</p>
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	<p>Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:-</p> <p>(a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and</p> <p>(b) <i>AS2890 Parking facilities – Off-street parking</i>.</p>
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1 AO10.2 AO10.3	<p>A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.</p> <p>The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.</p> <p>Where incorporating lighting:-</p> <p>(a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and</p> <p>(b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.</p>
Secondary Dwellings			
PO11	Any secondary dwelling established in association with the dwelling house is:- (a) located on a lot with sufficient area	AO11.1	The secondary dwelling is located on a lot with a minimum area of 600m².

Performance Outcomes		Acceptable Outcomes	
	<p>to accommodate the secondary dwelling and associated access, parking, landscape and setback requirements;</p> <p>(b) small in scale and clearly ancillary to the dwelling house; and</p> <p>(c) provided with sufficient on-site car parking to meet user needs.</p>	<p>AO11.2</p> <p>AO11.3</p> <p>AO11.4</p>	<p>The secondary dwelling has a maximum gross floor area of:-</p> <p>(a) 90m² where located on a lot in the Rural zone or Rural residential zone; and</p> <p>(b) 60m² where located on a lot in another zone.</p> <p>The dwelling house and the secondary dwelling have a combined maximum site cover of 50%.</p> <p>At least 1 (one) car parking space, in addition to the requirement for the dwelling house, is provided for the secondary dwelling.</p>
PO11	<p><u>Where located in an urban zone, the secondary dwelling is located on a 'traditional lot' in order to:-</u></p> <p><u>(a) protect neighbourhood character;</u></p> <p><u>(b) provide an acceptable level of amenity to occupants of the site and neighbouring dwellings; and</u></p> <p><u>(c) provide sufficient area to accommodate the dwellings and associated access, parking, site facilities, open space and setback requirements.</u></p> <p><u>Note—for the purposes of this performance outcome, a 'traditional lot' is a lot that is at least 600m² in area and of a regular shape.</u></p>	AO11	<p><u>Where located in an urban zone, the secondary dwelling is located on a lot which:-</u></p> <p><u>(a) has a minimum area of 600m²; and</u></p> <p><u>(b) is regular in shape (i.e. square or rectangular) or, if not regular in shape, is able to accommodate a square or rectangle of at least 400m² in area within the lot.</u></p>
PO12	<p><u>The secondary dwelling is:-</u></p> <p><u>(a) small in size and clearly ancillary to the primary dwelling; and</u></p> <p><u>(b) located in close proximity to the primary dwelling.</u></p>	<p>AO12.1</p> <p>AO12.2</p>	<p><u>The secondary dwelling has a maximum gross floor area of:-</u></p> <p><u>(a) 90m² where located on a lot in the Rural zone or Rural residential zone; and</u></p> <p><u>(b) 60m² where located on a lot in any other zone.</u></p> <p><u>Where freestanding, the secondary dwelling is located within 20m of the primary dwelling (measured from the outermost protection of each dwelling).</u></p>
PO13	<p><u>The secondary dwelling is located, designed, and constructed and used to share common services and vehicle access arrangements.</u></p>	AO13	<p><u>The primary dwelling and the secondary dwelling share a single (common):-</u></p> <p><u>(a) water connection and meter;</u></p> <p><u>(b) waste water connection/system;</u></p> <p><u>(c) street number and letterbox; and</u></p> <p><u>(d) vehicle access driveway and access point.</u></p> <p><u>Note—the secondary dwelling can utilise an independent water supply and/or on-site effluent treatment and disposal system where reticulated services are not available to the lot.</u></p>
PO14	<p><u>The secondary dwelling is provided with sufficient parking to meet user needs and minimise the demand for on-street parking.</u></p>	AO14	<p><u>At least one (1) on-site car parking space, in addition to the requirement for the primary dwelling, is provided for the secondary dwelling.</u></p> <p><u>Note—on-site car parking for the secondary dwelling is not to be provided in a tandem configuration with the car parking provided for the primary dwelling.</u></p>
Filling or excavation			
PO4215	<u>Any filling or excavation associated with</u>	AO4215	<u>Except where located on a site having a</u>

Performance Outcomes		Acceptable Outcomes	
	<p>a <i>dwelling house</i>:-</p> <p>(a) sensitively responds to the slope and landform characteristics of the <i>site</i>;</p> <p>(b) provides safe and efficient <i>access</i> for vehicles and pedestrians on sloping land;</p> <p>(c) minimises adverse impacts on the <i>streetscape</i>; and</p> <p>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</p>		<p><i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and Steep Land Overlay Map:-</p> <p>(a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and</p> <p>(b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm.</p> <p>OR</p> <p>Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building.</p> <p>OR</p> <p>Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code.</p>
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO4316	<p>The <i>dwelling house</i>:-</p> <p>(a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and</p> <p>(c) incorporates roof forms that are consistent with traditional rural or rural village setting.</p>	<p>AO4316.1</p> <p>AO4316.2</p> <p>AO4316.3</p> <p>AO13.4</p>	<p>The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i>.</p> <p>The total footprint of the <i>dwelling house</i>, including any associated garage, carport or shed, does not exceed 280m².</p> <p>The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.</p> <p>The <i>dwelling house</i> incorporates one of the following roof designs:-</p> <p>(a) gable roof;</p> <p>(b) hip roof;</p> <p>(c) Dutch gable;</p> <p>(d) pitched roof with skillion at rear; or</p> <p>(e) multiple gable roof.</p>
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO4417	<p>The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back</p>	AO4417	<p>The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road.</p> <p>Note—AO4417 alternative provision to QDC.</p>

Performance Outcomes		Acceptable Outcomes	
	from street boundaries and surrounded by generous landscaped grounds.		
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO1518	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	AO1518.4 AO15.2	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO 15 18.4 alternative provision to QDC. Any secondary dwelling not physically attached to the dwelling house by a common wall and under the main roof does not exceed 4 metres in height.
PO19	<u>Any secondary dwelling is:-</u> (a) <u>small in size and has an integrated appearance with the primary dwelling in order to maintain the prevailing low density residential character and amenity of the area; and</u> (b) <u>sited and designed to not adversely impact upon views or outlooks from neighbouring dwellings.</u>	AO19.1 AO19.2	<u>Any secondary dwelling has a maximum gross floor area of 45m².</u> <u>Any secondary dwelling does not exceed 4 metres in height from ground level.</u>

9.3.9 Industry uses code

9.3.9.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.
- (2) The purpose of the Industry uses code will be achieved through the following overall outcomes:-
 - (a) the scale and intensity of an industry use is compatible with its location and setting;
 - (b) an industry use incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;
 - (c) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;
 - (d) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby *sensitive land uses*, where these uses are located in a zone other than an *industry zone*;
 - (e) an industry use incorporates service areas and waste management processes and systems that are efficient and maximise opportunities for reuse or recycling; and
 - (f) an industry use provides a safe and pleasant environment for employees and visitors to the *site*.

9.3.9.3 Performance outcomes and acceptable outcomes

Table 9.3.9.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development⁵

Performance Outcomes		Acceptable Outcomes	
<i>Built form, Streetscape Character and Protection of Amenity</i>			
PO1	Buildings and structures associated with the industrial use:- (a) are of a scale and design which is appropriate for an industrial setting, whilst contributing positively to the visual character and <i>streetscape</i> of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	AO1.1 AO1.2	The <i>site cover</i> of all buildings and structures on the <i>site</i> does not exceed 70%. Buildings and structures are <i>setback</i> a minimum of:- (a) 6 metres from the primary street <i>frontage</i> ; (b) 3 metres from any secondary street <i>frontage</i> ; and (c) 3 metres from any side or rear boundary, except where:- (i) a built to boundary wall, in

⁵ Note—for accepted development in an existing building, only acceptable outcomes AO8.1, AO8.2, AO8.3, AO8.4, AO8.5, AO9.1, AO9.2, AO9.3, AO10.1, AO10.2, AO12 and AO13 of **Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** apply.

Performance Outcomes		Acceptable Outcomes	
			<p>which case no <i>setback</i> requirement applies; or</p> <p>(ii) adjoining a <i>sensitive land use</i> or land in a <i>residential zone</i> or the Community facilities zone, in which case a minimum <i>setback</i> of 10 metres applies.</p>
		AO1.3	<p>Where the <i>site</i> has a common boundary with a <i>sensitive land use</i>:-</p> <p>(a) no openings occur in walls facing a common boundary;</p> <p>(b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause nuisance; and</p> <p>(c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far as practicable from the <i>sensitive land use</i>.</p>
		AO1.4	<p>The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street <i>frontage</i> if the <i>site</i> has more than one street <i>frontage</i>.</p>
		AO1.5	<p><u>All permanent storage containers have a uniform colour.</u></p>
PO2	The industrial use is attractive when viewed from a <i>major road</i> .	AO2.1	<p>Where the industrial use has <i>frontage</i> to or overlooks a <i>major road</i>:-</p> <p>(a) building design incorporates variations in parapet design, roofing heights and treatments;</p> <p>(b) a 3 metre wide landscape strip is provided adjacent to the <i>frontage</i> of the <i>site</i> within the <i>site</i> boundaries; and</p> <p>(c) any security fencing is set within or located behind the landscape strip rather than adjacent to a <i>major road</i>.</p>
		AO2.2	<p><u>Any temporary storage of containers is located in an area of the <i>site</i> not visible from a <i>major road</i>.</u></p>
Landscapes and Buffering			
PO3	The industrial use incorporates landscapes that:-	AO3.1	A minimum of 10% of the <i>site</i> is landscaped.
	(a) makes a positive contribution to the <i>streetscape</i> ;	AO3.2	A landscape strip, with a minimum width of 2 metres, is provided within the <i>site</i> boundaries adjacent to all street <i>frontages</i> .
	(b) provides shade to open car parking areas; and	AO3.3	Tree planting is provided to street <i>frontages</i> that will achieve canopy spread over 50% of the <i>site frontage</i> within 5 years of planting.
	(c) buffers the development from adjoining <i>sensitive land uses</i> .	AO3.4	Shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.

Performance Outcomes		Acceptable Outcomes	
	and (b) minimise the potential for pedestrian and vehicular conflict.		located on the primary street <i>frontage</i> ; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular <i>access</i> to the <i>site</i> is separate from the pedestrian <i>access</i> .
PO4	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland and other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the <i>site</i> .	AO4	The building is sited and designed such that:- (a) street and parkland frontages comprise "semi-active uses/spaces" such as habitable rooms of <i>dwellings</i> or <i>rooming units</i> , common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of <i>dwellings</i> , <i>rooming units</i> , windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised.
PO5	The multi-unit residential use is designed to screen car parking areas, services and mechanical plant.	AO5.1	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a <i>basement</i> or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre.
		AO5.2	Services and mechanical plant, including individual air conditioning equipment for <i>dwellings</i> or <i>rooming units</i> , is visually integrated into the design and finish of the building or effectively screened from view.
Residential Density			
PO6	A multi-unit residential use has a <i>residential density</i> that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	AO6	Except where otherwise specified in a structure plan or local plan code, the site density for a multi-unit residential use:- (a) is between 30 and 50 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone or Local centre zone <u>and the Height of buildings and structures overlay provides for a building height of 8.5 metres; and</u> (b) <u>is between 50 and 80 not less than 50 equivalent dwellings per hectare where in the Medium density residential zone, District centre zone or Local centre zone and the Height of buildings and structures overlay provides for a building height exceeding 8.5 metres; and</u> (b)(c) is not less than 50 80 <i>equivalent dwellings</i> per hectare where in the High density residential zone, Tourist accommodation zone, or Major

Performance Outcomes		Acceptable Outcomes	
			centre zone or Principal centre zone.
Building Massing and Composition			
PO7	<p>The multi-unit residential use is sited and designed in a manner which:-</p> <p>(a) maximises the retention of existing <i>vegetation</i> and allows for spaces and landscapes between buildings;</p> <p>(b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential <i>streetscape</i>; and</p> <p>(c) demonstrates 3 dimensional modelling that reduces:-</p> <p>(i) the scale and bulk of the building; and</p> <p>(ii) the appearance of continuous blank walls.</p>	<p>AO7.1</p> <p>Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of all buildings on a <i>site</i> does not exceed:-</p> <p>(a) 50% if 1 <i>storey</i>; and</p> <p>(b) 40% if 2 or more <i>storeys</i>.</p> <p>Note—where a multi unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the <i>site cover</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p> <p>AO7.2</p> <p>Buildings above 4 <i>storeys</i> in height are not wider than they are high.</p> <p>AO7.3</p> <p>The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.</p> <p>AO7.4</p> <p>The building incorporates most or all of the following design features:-</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in vertical profile, with steps or slopes at different levels;</p> <p>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure;</p> <p>(d) balconies, verandahs or terraces; and</p> <p>(e) planting, particularly on podiums, terraces and low level roof decks.</p> <p>AO7.5</p> <p>Existing mature trees are retained and incorporated into the design of the development wherever practicable.</p>	
PO8	<p>The multi-unit residential use is sited and designed so as to:-</p> <p>(a) provide amenity for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties;</p> <p>(b) provide adequate distance from adjoining uses;</p> <p>(c) preserve any existing <i>vegetation</i> that will buffer the proposed building;</p> <p>(d) allow for landscapes to be provided between buildings and street <i>frontages</i> and between neighbouring buildings;</p> <p>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</p> <p>(f) protect the structural integrity of the canal/<i>waterway</i>/<i>waterbody</i> profile and revetment wall where</p>	AO8	<p>Except where otherwise specified in a structure plan or local plan code, buildings and structures comply with the minimum boundary <i>setbacks</i> in Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses).</p> <p>Note—where a multi-unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the boundary <i>setback</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p>

Performance Outcomes		Acceptable Outcomes	
Accessibility			
PO12	The <i>relocatable home park</i> provides for easy and safe pedestrian and bicycle access and movement.	AO12.1	No relocatable home site is more than 250 metres walking distance from the site entry or exit point.
		AO12.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO12.3	Paths and ramps external to buildings are capable of accommodating two wheelchairs (side by side) at any one time.
		AO12.4	Development complies with <i>Australian Standard AS1428 – Design for Access and Mobility</i> .
PO13	A <i>relocatable home park</i> is serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.	AO13.1	On-site 24 hour emergency service call facilities are available.
		AO13.2	An emergency evacuation plan is prepared, and clearly displayed.
Additional Requirements for a Camping Ground or Caravan Park Associated with a Showground Use			
PO14	<u>Accommodation is provided for short-term stays only.</u>	AO14	<u>Guests stay no more than 7 consecutive nights.</u>

9.3.14 Residential care facility and retirement facility code

9.3.14.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.14.2 Purpose and overall outcomes

- (1) The purpose of the Residential care facility and retirement facility code is to ensure *residential care facilities* and *retirement facilities*:
 - (a) are appropriately located and integrated with the surrounding community;
 - (b) are designed in a manner which meets the needs of and provides a comfortable, adaptable and safe environment for residents; and
 - (c) protect the neighbourhood character and amenity of surrounding premises.
- (2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-
 - (a) a *residential care facility* or *retirement facility* is conveniently located and provides for residents to have easy and direct access to public transport and community services and facilities;
 - (b) a *residential care facility* or *retirement facility* provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
 - (c) a *residential care facility* or *retirement facility* achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;
 - (d) a *residential care facility* or *retirement facility* is designed to be integrated with the surrounding community;
 - (e) a residential care facility or retirement facility exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation;
 - ~~(e)~~(f) a *residential care facility* or *retirement facility* is sited such that there is ease of movement, safety and legibility for residents and visitors; and
 - ~~(f)~~(g) a *residential care facility* or *retirement facility* is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

9.3.14.3 Performance outcomes and acceptable outcomes

Table 9.3.14.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The <i>residential care facility</i> or <i>retirement facility</i> is conveniently located and provides for able bodied residents to have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and	AO1	The <i>residential care facility</i> or <i>retirement facility</i> is located:- (a) on a <i>site</i> within 800 metres walking distance of an activity centre; or (b) on a <i>site</i> within 400 metres walking distance of a transit station or public transport stop.

Performance Outcomes		Acceptable Outcomes	
	(c) regular public transport services.		
Site Area and Dimensions			
PO2	The <i>residential care facility</i> or <i>retirement facility</i> is located on a <i>site</i> which has an area and dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:- (a) accommodation and support facilities; (b) vehicle <i>access</i> , parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscapes; and (e) any necessary buffering to adjoining uses or other elements.	AO2	No acceptable outcome provided.
Integration of Large Sites with Neighbourhoods and Street Networks			
PO3	The <i>residential care facility</i> or <i>retirement facility</i> is integrated with the surrounding neighbourhood and local transport, community facility and open space <i>infrastructure</i> networks.	AO3	The <i>residential care facility</i> or <i>retirement facility</i> :- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate, semi-private enclave; (b) is integrated with and extends the existing or proposed <i>local transport network</i> ; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby existing and planned future activity centres, community facilities and <i>public open space</i> ; and (d) clearly defines public, communal and <i>private open space</i> .
Residential Density for Retirement Facility			
PO4	A <i>retirement facility</i> has a <i>residential density</i> that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	AO4	Except where otherwise specified in a structure plan or local plan code, the site density for a <i>retirement facility</i> :- (a) does not exceed 30 <i>equivalent dwellings</i> per hectare where in the Low density residential zone; (a) does not exceed 50 equivalent dwellings per hectare where in the Community facilities zone; (b) is between 30 and 50 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone, or Local centre zone or Community facilities zone and the Height of buildings and structures overlay provides for a building height of 8.5 metres; and (c) is between 50 and 80 not less than 50 equivalent dwellings per hectare where in the Medium density residential zone, District centre zone, or Local centre zone or Community facilities zone and the Height of buildings and structures overlay provides for a building height exceeding 8.5 metres; and (d) is not less than 50 80 <i>equivalent dwellings</i> per hectare where in the High density residential zone, or Major centre zone or Principal centre

Performance Outcomes		Acceptable Outcomes	
			zone.
Building Scale, and Bulk and Streetscape Appearance			
PO5	The <i>residential care facility</i> or <i>retirement facility</i> is sited and designed in a manner which:- (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the <i>streetscape</i> or other areas external to the <i>site</i> ; (c) maximises the retention of existing <i>vegetation</i> and allows for spaces and landscapes between buildings; (d) allows sufficient area at ground level for private and communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential <i>streetscape</i> ; and (e) facilitates on-site stormwater management and vehicle access.	AO5.1	Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of a building or buildings does not exceed:- (a) 50% where a single <i>storey</i> form of development; or (b) 40% where a multi-storey form of development.
		AO5.2	Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures, including between levels; and (d) variation/ <u>graduation</u> in building form.
		AO5.3	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
		AO5.4	Any building does not exceed 40 metres in length, with separation <u>of at least 6 metres</u> between buildings, for the purposes of cross ventilation, <u>minimising bulk and scale</u> , articulation and <u>access to light, of at least 6 metres</u> .
Building Design and Streetscape Appearance			
PO6	The <i>residential care facility</i> or <i>retirement facility</i> is designed to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; <u>and</u> (c) <u>provide generous setbacks for multi-storey development, to protect the neighbourhood character and amenity of surrounding residential development; and</u> (e)(d) <u>make a positive contribution to the character of the street and local area.</u>	AO6.1	The <i>residential care facility</i> or <i>retirement facility</i> incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		AO6.2	Buildings are oriented to the street and provide casual surveillance of the street.
		AO6.3	Buildings and structures are <i>setback</i> a minimum of:- (a) 6 metres from the <u>front road</u> boundary of the <i>site</i> ; and (b) <u>4-5</u> metres from the side and rear boundaries of the <i>site</i> ; <u>or</u> (b)(c) <u>where a building greater than 2 storeys in height multi-storey development is proposed, a distance equal to the height of the building, from the side and rear boundaries of the site.</u> <u>Note—where located in the High density residential zone, Principal centre zone, Major centre zone or District centre zone, and where a building greater than 2 storeys is proposed, setbacks are in accordance with the Multi-unit residential uses code.</u>
		AO6.4	Screening of balconies is limited to the side and rear boundaries, and the sides of balconies where needed, to prevent noise and overlooking of other <i>rooming units</i> or <i>dwelling</i> s and recreation areas.

Performance Outcomes		Acceptable Outcomes	
		AO12.4	floods or bushfire. There are alternative accesses to a <i>residential care facility</i> or <i>retirement facility</i> for emergency services in the event of flood or fire.
		AO12.5	A Site Evacuation Plan with practical and reliable arrangements for the evacuation of all persons on-site to the nearest activity centre is prepared.
<u>Caravan/Recreation Vehicle (RV)/Boat Storage</u>			
<u>PO13</u>	<u>The retirement facility provides sufficient dedicated storage area to accommodate residents' caravans, recreational vehicles (RVs), boats and the like.</u>	<u>AO13</u>	<u>Where located on a site exceeding one (1) hectare, retirement facilities provide a caravan/recreational vehicle (RV)/boat storage area capable of accommodating one (1) caravan/RV/boat space per 5 dwellings.</u>

9.3.15 Rural industries code

9.3.15.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Rural industries code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.15.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.15.2 Purpose and overall outcomes

- (1) The purpose of the Rural industries code is to ensure rural industries are established in a manner that:-
 - (a) supports local rural activities;
 - (b) conserves the productive characteristics of rural land; and
 - (c) protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Rural industries code will be achieved through the following overall outcomes:-
 - (a) rural industries are established in a manner that complements and supports local rural activities; and
 - (b) rural industries are located and designed so as not to adversely impact upon rural amenity, visual character and the environment.

9.3.15.3 Performance outcomes and acceptable outcomes

Table 9.3.15.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for a Roadside Stall			
PO1	The <i>roadside stall</i> is limited in scale, appropriate to a rural setting and provides only for the sale of locally grown and manufactured goods.	AO1.1	Produce sold at the <i>roadside stall</i> is limited to that which is grown or produced on the <i>site</i> or in the surrounding area.
		AO1.2	The <i>roadside stall</i> does not involve the sale of manufactured goods other than where manufactured on the <i>site</i> .
		AO1.3	Buildings and structures associated with the <i>roadside stall</i> :- <u>(a) do not exceed a maximum building height of 8.5 metres;</u> <u>(a)(b)</u> occupy a <i>gross floor area</i> of not more than 40m ² ; and <u>(b)(c)</u> are temporary, mobile, or constructed of materials that can easily be dismantled following the cessation of the use.
		AO1.4	The <i>roadside stall</i> is <i>ancillary</i> to a rural use conducted on the same <i>site</i> .
PO2	The <i>roadside stall</i> does not have an adverse impact on the safety and functioning of the road network.	AO2.1	The <i>roadside stall</i> is located on a <i>site</i> adjoining a road other than a highway/motorway or arterial road

Performance Outcomes		Acceptable Outcomes	
		AO2.2	identified on Figure 9.4.8A (2031 Functional Transport Hierarchy) . The <i>roadside stall</i> is located on a <i>site</i> with sufficient area to park 3 cars clear of the road reserve and within 20 metres of the roadside stall.
PO3	Signage associated with the <i>roadside stall</i> is small, unobtrusive and appropriate to a rural location.	AO3	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum <i>signface area</i> of 0.5 metres per side; and (b) is not illuminated or in motion.
Requirements for a Rural Industry			
Height of Buildings			
PO4	<u>Buildings associated with the rural industry have a scale compatible with the rural landscape character and do not adversely impact on the amenity of surrounding premises, having regard to:-</u> (a) <u>overshadowing;</u> (b) <u>privacy and overlooking;</u> (c) <u>views and vistas;</u> (d) <u>building appearance; and</u> (e) <u>building massing and scale.</u>	AO4	<u>Buildings associated with the rural industry do not exceed a maximum building height of 12 metres.</u>
Relationship to Primary Rural Use			
PO45	The <i>rural industry</i> is appropriate to a rural setting and provides only for the storage, processing and packaging of locally grown produce.	AO45.1 AO45.2	Produce packed or processed is limited to that which is grown on the <i>site</i> or in the surrounding area. The <i>rural industry</i> is <i>ancillary</i> to a rural use occurring on the same <i>site</i> .
Location and Site Suitability			
PO56	The <i>rural industry</i> is located on a <i>site</i> which is of sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	AO56	The <i>rural industry</i> is located on a <i>site</i> with a minimum area of 4 hectares.
Separation From Sensitive Land Uses and Setbacks to Site Boundaries			
PO67	The <i>rural industry</i> is setback from <i>sensitive land uses</i> , <i>site</i> boundaries and road frontages to protect rural amenity and the visual character of the local area:- (a) <u>protect the amenity of surrounding premises;</u> (b) <u>protect the rural landscape and visual character of the local area; and</u> (a)(c) <u>provide adequate separation of buildings and structures (including equipment, machinery, storage areas or waste materials) from sensitive land uses.</u>	AO67.1 AO67.2 AO67.3	<u>Use areas associated with the rural industry are set back a minimum of:-</u> (a) 100 metres from any <i>dwelling</i> on a surrounding property; and (b) 250 metres from any community activity where people congregate (e.g. <i>child care centre</i> , community centre, <i>educational establishment</i> , <i>hospital</i> , <i>place of worship</i>). Buildings and structures associated with the <i>rural industry</i> are setback a minimum of 10 metres from all <i>site</i> boundaries, other than road <i>frontages</i> -, <u>a minimum of:-</u> (a) <u>10 metres, where not exceeding a building height of 8.5 metres; or</u> (a)(b) <u>15 metres, where exceeding a building height of 8.5 metres.</u> Buildings and structures associated with the <i>rural industry</i> are <i>setback</i> at least:- (a) 40 metres from a State controlled R road; and (b) 20 metres from any other type of road.

Performance Outcomes		Acceptable Outcomes	
Protection of Amenity			
PO78	The <i>rural industry</i> does not involve any materials, equipment or processes that are likely to cause nuisance or impact on the rural amenity of the area.	AO78.1	The <i>rural industry</i> avoids or minimises dust emissions.
		AO78.2	The <i>rural industry</i> avoids or minimises odour emissions.
		AO78.3	The <i>rural industry</i> does not produce noise which exceeds the background noise level plus 5dB(A) from 8.00am – 6.00pm (measured as adjusted sound level) at the <i>site</i> boundaries.
		AO78.4	The <i>rural industry</i> does not involve any activity defined as an environmentally relevant activity in the <i>Environment Protection Regulation 2008</i> .
Signage			
PO89	Signage associated with the <i>rural industry</i> is small, unobtrusive and appropriate to a rural location.	AO89	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum <i>signface area</i> of 0.5 metres per side; and (b) is not illuminated or in motion.
Requirements for a Small Scale Transport Depot in a Rural Area			
Location and Site Suitability			
PO910	The <i>transport depot</i> is located on a <i>site</i> which is of sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	AO910	The <i>transport depot</i> is located on a <i>site</i> with a minimum area of 4 hectares.
Separation From Sensitive Land Uses and Setbacks to Site Boundaries			
PO4011	The <i>transport depot</i> is setback from <i>sensitive land uses</i> , <i>site</i> boundaries and road <i>frontages</i> to protect rural amenity and the visual character of the local area.	AO4011.1	<i>Use areas</i> associated with the <i>transport depot</i> are set back a minimum of:- (a) 100 metres from any <i>dwelling</i> on a surrounding property; and (b) 250 metres from any community activity where people congregate (e.g. <i>child care centre</i> , community centre, <i>educational establishment</i> , <i>hospital</i> , <i>place of worship</i>).
		AO4011.2	Buildings and structures associated with the <i>transport depot</i> are <i>setback</i> a minimum of 10 metres from all <i>site</i> boundaries, other than road <i>frontages</i> .
		AO4011.3	Buildings and structures associated with the <i>transport depot</i> are <i>setback</i> at least:- (a) 40 metres from a State controlled road; and (b) 20 metres from any other type of road.
Traffic Impacts			
PO4412	Traffic impacts are no greater than that which might reasonably be expected in a rural location.	AO4412.1	The <i>transport depot</i> does not involve the use of a vehicle with a tare weight exceeding 7.5 tonnes.
		AO4412.2	Loading or unloading activity is undertaken entirely within the <i>site</i> boundaries.

Table 9.3.15.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes

Acceptable Outcomes

Part 9

Performance Outcomes		Acceptable Outcomes	
	on the surrounding road network does not result in unacceptable impacts on adjacent land and road users.		
Requirements for Winery			
Bona Fide Use			
PO6	The <i>winery</i> is associated with, and <i>ancillary</i> to, a bona fide <i>cropping</i> use located on the same <i>site</i> .	AO6	No acceptable outcome provided.
PO7	<i>Ancillary</i> activities associated with the <i>winery</i> are limited to those which are legitimately associated with a <i>winery</i> .	AO7	<i>Ancillary</i> activities associated with the <i>winery</i> are limited to cellar door sales, winery tours and restaurant facilities.
Height of buildings			
PO8	<u>Buildings associated with the winery have a scale compatible with the rural landscape character and do not adversely impact on the amenity of surrounding premises, having regard to:-</u> <u>(a) overshadowing;</u> <u>(b) privacy and overlooking;</u> <u>(c) views and vistas;</u> <u>(d) building appearance; and</u> <u>(e) building massing and scale.</u>	AO8	<u>Buildings associated with the winery do not exceed a maximum building height of:-</u> <u>(a) 8.5 metres where on a lot not exceeding 4 hectares; or</u> <u>(b) 12 metres where on a lot exceeding 4 hectares.</u>
Location and Site Suitability			
PO89	The <i>winery</i> is located on a <i>site</i> which has sufficient area to reasonably accommodate the use and limit the likelihood of adverse amenity impacts on surrounding properties.	AO89	No acceptable outcome provided.
PO910	The <i>winery</i> is sited and designed to avoid or minimise conflict between the <i>winery</i> and its <i>ancillary</i> uses and:- (a) existing or potential rural uses on surrounding properties; or (b) residential uses on surrounding properties.	AO910.1 AO910.2	Any public areas associated with the <i>winery</i> are set back a minimum of 100 metres from all <i>site</i> boundaries. Any public areas or manufacturing areas associated with the <i>winery</i> are set back a minimum of 100 metres from any <i>dwelling</i> on surrounding properties.
Protection of Agricultural Land			
PO1011	The <i>winery</i> is located such that it conserves the productive characteristics of Agricultural Land Classification Class A and Class B.	AO1011	The <i>winery</i> :- (a) is not located on Agricultural Land Classification Class A or Class B; and (b) is separated from Agricultural Land Classification Class A and Class B and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the Agricultural Land Classification Class A and Class B or an established farming enterprise. Note—Agricultural Land Classification Class A and Class B is identified under the State Planning Policy. Note—a site specific agricultural land assessment may be used to demonstrate that although the subject <i>site</i> is identified as Agricultural Land Classification Class A or Class B under the State Planning Policy, it is in fact not Agricultural Land Classification Class A or Class B under the State Planning Policy. If such an assessment confirms that that land is not Agricultural Land Classification Class A

Performance Outcomes		Acceptable Outcomes	
			or Class B (and this is independently verified where necessary), then Performance Outcome. PO10 will not be relevant to the development.
PO4412	The <i>winery</i> is sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	AO4412.1	Manufacturing activities associated with the <i>winery</i> , including wine-making and wine-storage activities and any <i>ancillary</i> bottling activities, occur within enclosed buildings.
		AO4412.2	Appropriate on-site landscapes are provided around <i>winery</i> buildings, parking areas and other public spaces. Editor's note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.
Site Layout, Building Design and Landscapes			
PO4213	Buildings and structures associated with the <i>winery</i> :- (a) are designed and landscaped so as to complement the rural character and integrate with the surrounding natural landscape; (b) incorporate elements which reflect or interpret the style of, existing buildings in the area; and (c) incorporate colours and finishes that allow the buildings to blend in with the natural and rural landscape.	AO4213.1	Buildings and structures associated with the <i>winery</i> are <i>setback</i> at least 10 metres from all side and rear property boundaries.
		AO4213.2	Buildings and structures associated with the <i>winery</i> are <i>setback</i> at least:- (a) 40 metres from a State controlled Road; and (b) 20 metres from any other type of road.
		AO4213.3	The architectural style and materials used for any new building:- (a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs; and (b) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes.

9.3.16 Rural uses code

9.3.16.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Rural uses code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.16.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.16.2 Purpose and overall outcomes

- (1) The purpose of the Rural uses code is to ensure rural uses are developed in a sustainable manner which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Rural uses code will be achieved through the following overall outcomes:-
 - (a) rural uses and *intensive rural uses* in the Rural zone are undertaken on a sustainable basis;
 - (b) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided;
 - (c) agricultural land -class A and class B is conserved and not alienated or encroached upon by incompatible land uses; and
 - (d) *intensive rural uses* are established on suitable sites where environmental and amenity impacts can be effectively managed.

9.3.16.3 Performance outcomes and acceptable outcomes

Table 9.3.16.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<u>Height of buildings</u>			
<u>PO1</u>	<u>Buildings associated with the rural use have a scale compatible with the rural landscape character and do not adversely impact on the amenity of surrounding premises, having regard to:-</u> <u>(a) overshadowing;</u> <u>(b) privacy and overlooking;</u> <u>(c) views and vistas;</u> <u>(d) building appearance; and</u> <u>(e) building massing and scale.</u>	<u>AO1</u>	<u>Buildings associated with the rural use do not exceed a maximum building height of:-</u> <u>(a) 8.5 metres on a lot not exceeding 4 hectares in area; or</u> <u>(b) 12 metres on a lot exceeding 4 hectares in area.</u>
<u>Lot size</u>			
<u>PO42</u>	The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	<u>AO42</u>	Except where for the grazing of poultry (see Acceptable Outcome AO4 below), or horse stable not associated with another rural use (see Acceptable Outcome AO5.1 below), the rural use is conducted on a site at least 4,000m ² in area.
<u>Setbacks to Property Boundaries and Other Building Design Requirements</u>			
<u>PO23</u>	<u>Buildings and structures associated with the rural use are sited and designed to avoid or minimise adverse visual impacts on the rural landscape:-</u>	<u>AO23.1</u>	<u>Buildings and structures (other than a dwelling-house) associated with the rural use are set back at least 10 metres from all site boundaries, other than road</u>

Performance Outcomes		Acceptable Outcomes							
	<p>(a) <u>protect the amenity of surrounding premises;</u></p> <p>(b) <u>protect the rural landscape and visual character of the local area; and</u></p> <p>(c) <u>provide adequate separation of buildings and structures (including equipment, machinery, storage areas or waste materials) from surrounding premises.</u></p>	AO23.2	<p><u>frontages- a minimum of:-</u></p> <p>(a) <u>10 metres where not exceeding a building height of 8.5 metres; or</u></p> <p>(b) <u>15 metres, where exceeding a building height of 8.5 metres.</u></p> <p>Buildings and structures (other than a dwelling-house) associated with the rural use are set back at least:-</p> <p>(a) 40 metres from a State controlled road; or</p> <p>(b) 20 metres from any other type of road.</p>						
Environmental Management Generally									
PO34	The rural use is established and managed in accordance with relevant industry guidelines, codes of practice and standards, as applicable to the particular use.	AO34	<p>No acceptable outcome provided.</p> <p>Editor's note—Environmental Codes of Practice prepared under s548 of the <i>Environmental Protection Act 1994</i> provide guidance for achieving Performance Outcome PO3.</p>						
Requirements for Grazing of Poultry									
PO45	<p>Where a rural use, being <i>animal husbandry</i>, involves the grazing of poultry, the use it is conducted in a manner that:-</p> <p>(a) allows for reasonably free movement of birds;</p> <p>(b) minimises the potential for nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use; and</p> <p>(c) does not adversely impact on natural waterways or <i>wetlands</i>, or downstream receiving environments.</p>	AO45	<p>Grazing of poultry:-</p> <p>(a) is conducted on a <i>site</i> not less than 4 hectares in area;</p> <p>(b) has a maximum stock rate of not more than 1,000 birds per hectare; and</p> <p>(c) provides for all stocked areas to be set back at least 100m from any <i>waterway</i> or <i>wetland</i> identified on an applicable Biodiversity, Waterways and Wetlands Overlay Map.</p>						
Requirements for Horse Stables Where Not Associated with Another Rural Use									
PO56	The amenity of rural, rural residential or residential areas is maintained by the provision of adequate site area for horse stables not associated with another rural use.	AO56.1 AO56.2	<p>The stable is conducted on a <i>site</i> with a minimum area of 2,000m².</p> <p>The maximum number of horses kept is in accordance with Table 9.3.16.3.1A (Maximum number of horses).</p> <p>Table 9.3.16.3.1A Maximum number of horses</p> <table border="1"> <thead> <tr> <th>Column 1 No. of horses</th> <th>Column 2 Site area</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2,000 to 3,000m²</td> </tr> <tr> <td>1</td> <td>Per additional 1,000m².</td> </tr> </tbody> </table>	Column 1 No. of horses	Column 2 Site area	3	2,000 to 3,000m ²	1	Per additional 1,000m ² .
Column 1 No. of horses	Column 2 Site area								
3	2,000 to 3,000m ²								
1	Per additional 1,000m ² .								

Table 9.3.16.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for Animal Keeping, Aquaculture, Intensive Animal Industry, Intensive Horticulture			
Location and Site Suitability			
PO1	The <i>intensive rural use</i> is located on a <i>site</i> which has sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use) and to provide for adequate setbacks to:-	AO1.1 AO1.2	<p>The <i>intensive rural use</i> is located on a <i>site</i> which has a minimum site area that complies with Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses).</p> <p>The <i>use area</i> for the <i>intensive rural use</i> is setback to roads, residential buildings on</p>
	(a) road <i>frontages</i> ;		

Performance Outcomes		Acceptable Outcomes	
	<i>ecologically important areas</i> and provides for the clustering of lots into cleared areas.		
Size and Dimensions of Lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable <i>private open space</i> , without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide <u>sufficient</u> area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	AO3.1	Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size <u>and where applicable, the minimum average lot size</u> specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.2	Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum <i>frontage</i> that complies with Columns 3 and 4 respectively of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.3	All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.
		AO3.4	No additional lots are created on land included in:- (a) the Limited development (landscape residential) zone; or (b) the Rural residential zone (outside of the rural residential growth management boundary).
		AO3.5	Lot boundaries and roads are aligned to avoid traversing <i>ecologically important areas</i> .
Small Residential Lots			
PO4	Development provides for small residential lots (of less than 600m ²) to be created in limited circumstances where:- (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints.	AO4.1	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone.
		AO4.2	The land on which small residential lots are created has a <i>slope</i> of not more than 10%.
PO5	Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:- (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) <u>lots have sufficient frontage to provide access and parking without detrimentally impacting upon desired streetscape and</u>	AO5.1	A plan of development complies with the design criteria for small residential lots specified in Table 9.4.4.3.3 (Design criteria for small residential lots) .
		AO5.2	Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north.

Performance Outcomes		Acceptable Outcomes	
	<p><u>built form outcomes:</u></p> <p>(b)(c) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians, and minimises pedestrians/vehicle conflict points and provides sufficient on-street parking opportunities;</p> <p>(d) an appropriate building envelope can be accommodated;</p> <p>(d)(e) sufficient and useable private open space can be provided for each future dwelling;</p> <p>(e)(f) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and</p> <p>(f)(g) landscape and tree planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p>		
Rear (Hatchet) Lots			
PO6	<p>Development provides for rear lots to be created only where:-</p> <p>(a) forming part of a residential, rural residential or rural subdivision;</p> <p>(b) the lots are not likely to prejudice the subsequent development of adjoining land;</p> <p>(c) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road;</p> <p>(d) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(e) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot;</p> <p>(f) the safety and efficiency of the road from which access is gained is not adversely affected; and</p> <p>(g) vehicular access to rear lots will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</p>	AO6	<p>Rear lots are designed such that:-</p> <p>(a) the minimum area of the lot, exclusive of any access strip, complies with Columns 2 and 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions);</p> <p>(b) the gradient of the access strip does not exceed 10%;</p> <p>(c) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point;</p> <p>(d) no more than three lots gain access from the same access handle;</p> <p>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</p> <p>(f) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided;</p> <p>(g) no more than two rear lots and/or rear lot access strips directly adjoin each other;</p> <p>(h) rear lot access strips are located on only one side of a full frontage lot; and</p> <p>(i) rear lot access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots).</p>
Irregular Shaped Lots			
PO7	<p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe access and visual exposure to and from the site can be</p>	AO7	<p>Irregular lots are designed so that they:-</p> <p>(a) fully contain a square or rectangle specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with requirements of Table 9.4.4.3.5 (Minimum width for</p>

Table 9.4.4.3.2 Minimum lot size and dimensions^{13 14 15 16}

Column 1 Zone	Column 2 Minimum lot size			Column 3 Minimum square or rectangle (metres)	Column 4 Minimum frontage (metres)
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%		
Low density residential zone	600m ²	1,000m ²	1,500m ²	15 x 20	15
Medium density residential zone	800m ²	1,000m ²	1,500m ²	15 x 20	15
High density residential zone	800m ²	1,000m ²	1,500m ²	20 x 30	20
Tourist accommodation zone	1,000m ²	1,000m ²	1,500m ²	20 x 40	20
Principal centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Major centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
District centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Local centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Specialised centre zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Sport and recreation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified	Not specified	Not specified
Low impact industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Medium impact industry zone	1,500m ²	1,500m ²	1,500m ²	30 x 40	30
High impact industry zone	4,000m ²	4,000m ²	4,000m ²	30 x 40	40
Waterfront and marine industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Community facilities zone	Not specified	Not specified	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Limited development (landscape residential) zone	No new lots to be created				
Rural zone	100 hectares	100 hectares	100 hectares	Not specified	250
Rural residential zone where within the rural residential growth management boundary.	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	50 x 100	60
Rural residential zone not otherwise specified.	No new lots to be created				
Emerging community zone	10 hectares	10 hectares	10 hectares	Not specified	100
Tourism zone	Not specified				

¹³ Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

¹⁴ Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

¹⁵ Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that ~~provides for a minimum lot size of 300m² and~~ complies with the criteria for small lot housing and, where in the Medium density residential zone, provides for a minimum lot size of 300m².

¹⁶ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Table 9.4.4.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots	Column 3 Narrow lots	Column 4 Small lots
Lot Width	< 10 metres	10 – 15 metres	> 15 metres
Access	Via laneway with a minimum width of 6 metres except where orientation of <i>private open space</i> is optimised by having vehicle access via the primary street <i>frontage</i> .	Not specified	In accordance with the Queensland Development Code.
Garages door width	Maximum of 1 x 3.0m garage door opening, where frontage is 10 metres or less. A double garage may only be provided on a lot with a frontage less than 12.5 metres where the second storey extends over the garage towards the street frontage by a minimum of 1 metre for a minimum width of 50% of the garage width.		
Maximum Site Cover	60%	50%	
Minimum Private Open Space	20m ² with 4 metre dimension generally at rear of dwelling.	30m ² with 5 metre dimension generally at rear of dwelling.	
Minimum Planting	20m ² with access to deep soil and sky with 12m ² at primary street <i>frontage</i> .	30m ² with access to deep soil and sky with 15m ² at primary street <i>frontage</i> .	
Minimum Front Setback	(a) 5.5 metres to garage door and 4 metres to house wall when single street address provided; and (b) 4 metres to house wall and 2 metres to verandah / balcony when vehicle access provided by rear laneway.		
Minimum Rear Setback	(a) 4 metres where abutting another residential lot; and (b) 1 metre to ground storey and 0.5 metre to first upper storey where adjoining a laneway.		
Minimum Side Setback	1 metre where not nominated as built to boundary on the plan of development.		
Minimum Parking	(a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.		
Front Entry	Pedestrian entry and door visible and accessible from primary street <i>frontage</i> .		
Street Surveillance	Minimum 1 living space overlooking the primary street <i>frontage</i> .		
Front Fence	(a) Maximum of 1.8 metres high; (b) 50% transparent where exceeding 1.2 metres high; and (c) Articulated to allow for dense landscape screening.		
Light and Air	Buildings that exceed 8 metres in depth must be provided with a courtyard within the building footprint that has a minimum dimension of 2 metres x 2 metres.	Not specified	

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

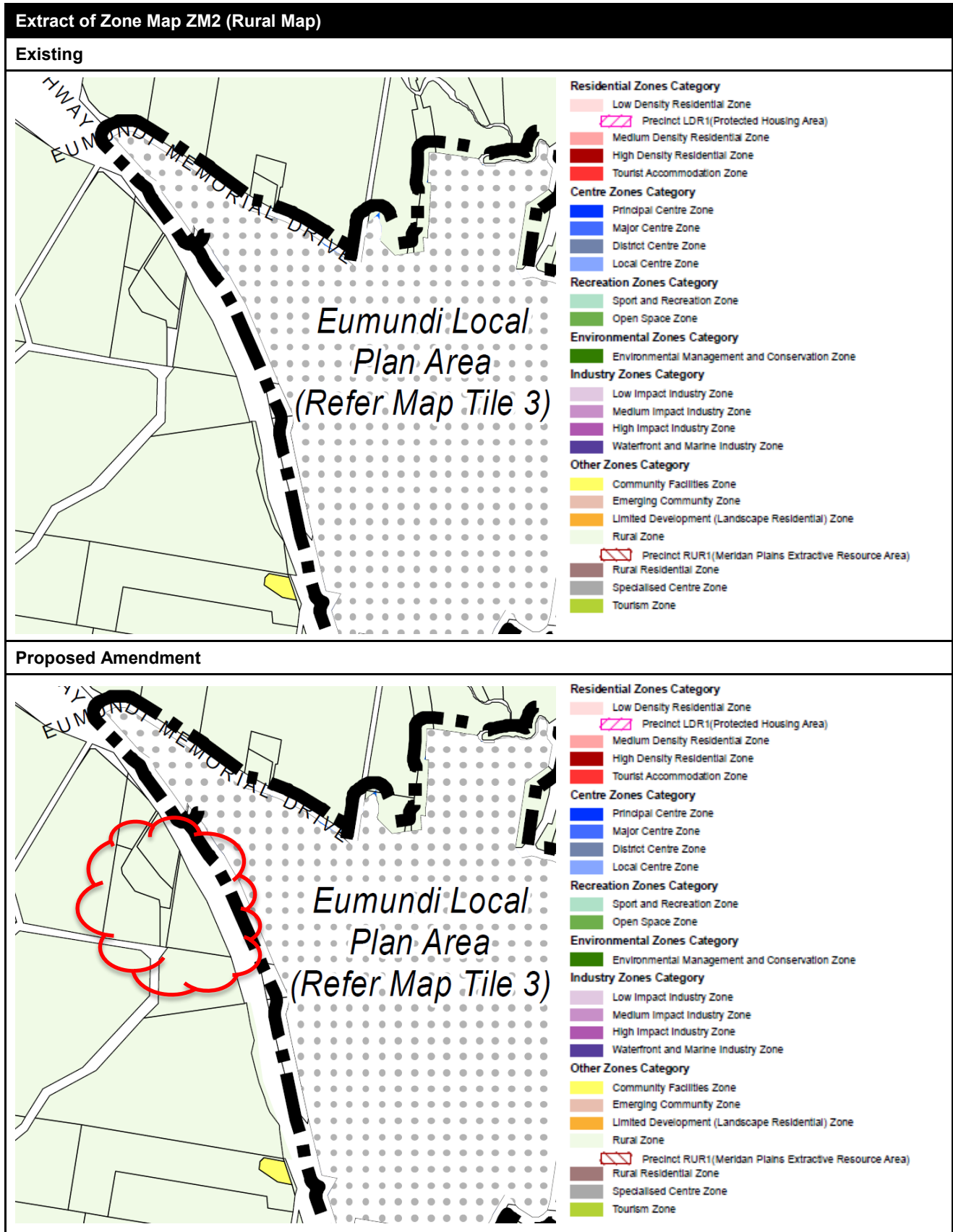
<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • <u>Caravan and boat storage</u> • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding • Drive-through facility 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • Ground level • High impact home based business activities • High volume convenience restaurant • Home office • Household • Industrial activity group • Industry zone • Infrastructure • Intensive rural use • Kawana Waters Development Agreement • Koala habitat tree • Local area structure plan • Local heritage place • Local utility • Major road • Major utility • Maritime development • Mezzanine • Minor building work • Minor electricity infrastructure • Mixed use building • Mixed use development • Net developable area • Netserv Plan • Non-juvenile koala habitat tree • Non-urban zone • Not-for-profit organisation • Obstacle limitation surface (OLS) • Other activity group • Operational airspace • Outermost projection • Planning assumptions • Plot ratio • Prescribed other development codes • Prescribed rooftop use • Primary active street frontage • Principal public transport network 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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Column 1 Term	Column 2 Definition
probability (AEP)	usually expressed as a percentage (e.g. 5% <i>AEP</i>).
Art and craft centre	The use of premises being <i>shop</i> for the display and sale of a work of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes:- (a) the manufacture of art or craft on the premises; and (b) associated individual or small group instruction on the making of a work of art or craft.
Australian noise exposure forecast (ANEF)	A single number index (shown as a series of contours on an Airport Environs Overlay Map) that predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period.
Average recurrence interval (ARI)	The average period between the recurrence of a storm event of a given rainfall intensity. The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:- (a) between different land uses; (b) from a major noise source; (c) from a conservation area or a public recreation area; or (d) from a <i>wetland</i> , <i>waterway</i> or waterbody.
Building height	Means:- (a) if specified in metres—the vertical distance between the <i>ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (b) if specified in <i>storeys</i> —the number of <i>storeys</i> above <i>ground level</i> ; or (c) if specified in both metres and <i>storeys</i> , both (a) and (b) apply. <u>Note—Notwithstanding the definition of <i>ground level</i>, for the purpose of determining <i>building height</i> in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach), ground level is the level of the land at the time the original estate was subdivided and roads created as determined by a cadastral surveyor, or if this level is not known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.</u>
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .
Camping ground	The use of premises being <i>tourist park</i> for pitching a tent for the purpose of providing short term accommodation to the travelling public. The use may include toilet and shower facilities for the convenience of visitors.
<u>Caravan and boat storage</u>	<u>The use of premises being a <i>warehouse</i> primarily for the storage of caravans, boats, recreation vehicles and the like, where the use is conducted wholly or predominantly outdoors.</u>

Column 1 Term	Column 2 Definition
	<p>registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</p> <p>(iii) is not located on land adjacent to land included within the Environmental management and conservation zone;</p> <p>(iv) does not involve the removal of <i>vegetation</i> on a heritage place identified on a Heritage and Character Areas Overlay Map;</p> <p>(v) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and</p> <p>(vi) does not exceed a total area of 600m²; and</p> <p>(m) <i>vegetation clearing</i> on a lot exceeding 1,000m² in area provided that such <i>vegetation clearing</i>:-</p> <p>(i) is not located in a native <i>vegetation</i> area, <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map;</p> <p>(ii) is consistent with any current development approval that attaches to the land;</p> <p>(iii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</p> <p>(iv) is not located in or within 10 metres of the high bank of a natural <i>waterway</i> or <i>wetland</i>, other than a <i>waterway</i> with a revetment wall;</p> <p>(v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map;</p> <p>(vi) does not involve the removal of <i>vegetation</i> on a heritage place; and</p> <p>(vii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan.</p> <p>Editor's note—<i>vegetation clearing</i> which is defined as <i>exempt vegetation clearing</i> for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.</p>
Extractive resources	Natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The term does not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.
Filling or excavation	The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.
Floodplain	An area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the <i>Probable Maximum Flood (PMF)</i> .
Frontage	Any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
Full line supermarket	<p>A <i>supermarket</i> offering all or most major lines of groceries for sale and having a <i>gross leasable floor area</i> generally in excess of 2,500m².</p> <p><i>Examples—larger types of the examples cited for the term supermarket.</i></p>
Gross floor area (GFA)	<p>The total floor area of all <i>storeys</i> of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:-</p> <p>(a) building services, plant and equipment;</p> <p>(b) access between levels;</p> <p>(c) ground floor public lobby;</p> <p>(d) a mall;</p> <p>(e) the parking, loading and manoeuvring of motor vehicles;</p> <p>(f) unenclosed private balconies whether roofed or not.</p>
Ground level	<p>The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.</p> <p><i>Note—if the level of the natural ground has been lawfully changed as a result of filling to</i></p>

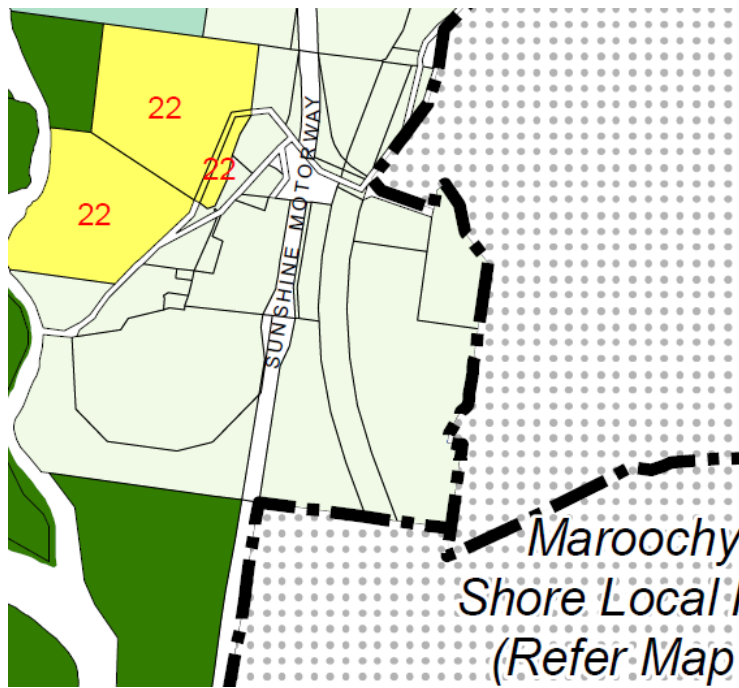
Column 1 Term	Column 2 Definition
	<p>manage a flood hazard, the lawfully changed level of the natural ground is taken to be:- (a) a level no higher than the level of the <i>defined flood event</i> (DFE) or the <i>defined storm tide event</i> (DSTE) for the <i>site</i>, or, if the DFE and DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the <i>site</i>; or the level determined by the Council, in all other circumstances.<u>Note—lawfully changed ground level is:</u> (a) <u>the as constructed level of the ground in accordance with an operational works development permit;</u> OR (b) <u>where a <i>site</i> has been filled to manage a flood hazard, a level no higher than:</u> (i) <u>the level of the <i>defined flood event</i> (DFE) or the <i>defined storm tide event</i> (DSTE) for the <i>site</i>; or</u> (ii) <u>if the DFE or DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the <i>site</i>; or</u> (i)(iii)the level determined by the Council, in all other circumstances.</p>
Gross leasable floor area (GLFA)	That part of the <i>gross floor area</i> of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
High impact home based business activities	<p>A type of <i>home based business</i> that involves one or more of the following activities:-</p> <ul style="list-style-type: none"> (a) any form of vehicle repairs, services, detailing; (b) panel beating; (c) spray painting; (d) engine reconditioning, repairs; (e) wood working/manufacturing involving the use of power tools; (f) furniture manufacturing; (g) metal work; (h) welding.
High volume convenience restaurant	The use of premises being fast food outlet for the preparation of take-away meals and foods for sale as a nationally or internationally franchised business, where provision is made for high customer turn over, facilities are provided for eating on the premises, and which may or may not include a <i>drive-through facility</i> .
Home office	<p>The use of premises being <i>home based business</i> for office activities which:-</p> <ul style="list-style-type: none"> (a) are subordinate to the residential component of the <i>dwelling</i>; (b) are conducted only by residents of the <i>dwelling</i>; (c) involve no client visits to the premises; (d) are located in the <i>dwelling</i> or an associated building, with no outside activity; and (e) do not exceed a <i>gross floor area</i> of 20m².
Household	An individual or a group of two or more related or unrelated people who reside in the <i>dwelling</i> , with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Industrial activity group	The uses identified in Figure SC1.1.2C (Industrial activity group) as forming part of the <i>industrial activity group</i> .
Industry zone	<p>Means each of the following zones:-</p> <ul style="list-style-type: none"> (a) Low impact industry zone; (b) Medium impact industry zone; (c) High impact industry zone; and (d) Waterfront and marine industry zone.
Infrastructure	The transport, water cycle management, energy generation, waste management, information and telecommunications, environmental management, open space and social systems and facilities required to support the sustainable growth of the region.
Intensive rural use	<p>Means each of the following uses as defined in Table SC1.1.2 (Use definitions):-</p> <ul style="list-style-type: none"> (a) <i>animal keeping</i>; (b) <i>aquaculture</i>; (c) <i>intensive animal industry</i>; and (d) <i>intensive horticulture</i>.
Kawana Waters Development	The development agreement dated 6 September 1996 between Kawana Estates Pty Ltd (ACN 009 693 556), Buddina Estates Pty Ltd (ACN 009 682 384), the

Appendix B Amendment schedule (mapping)



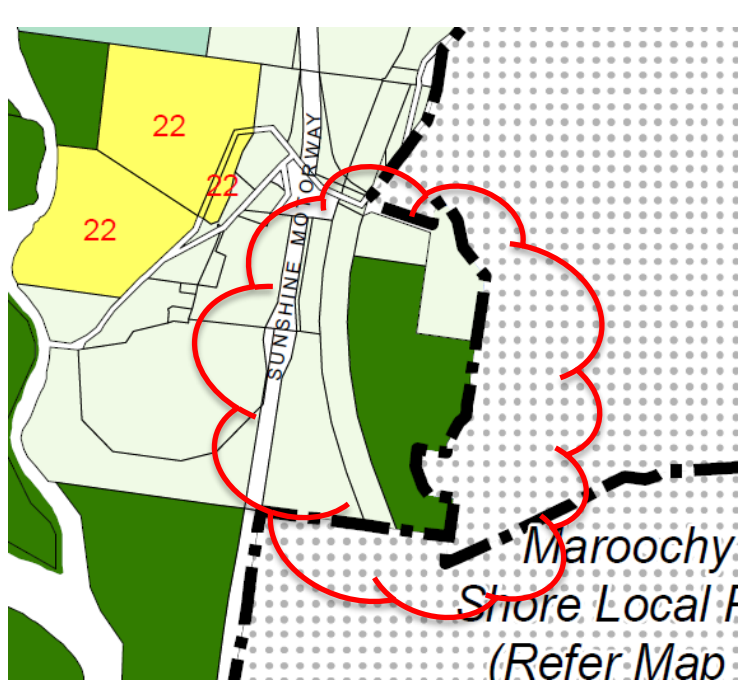
Extract of Zone Map ZM9 (Rural Map)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM11 (Coolum Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
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 - Limited Development (Landscape Residential) Zone
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 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

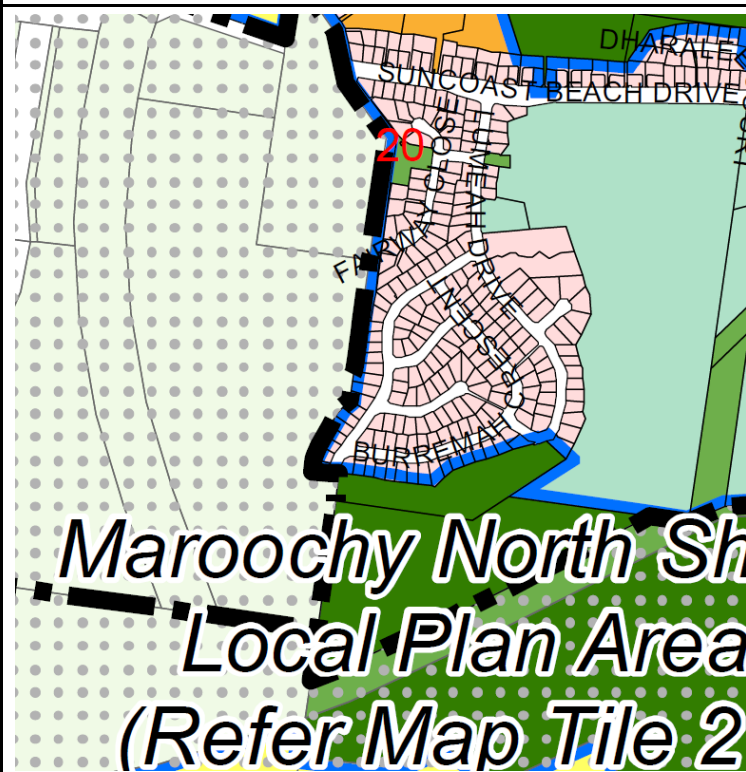
Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM11 (Coolool Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
 - Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
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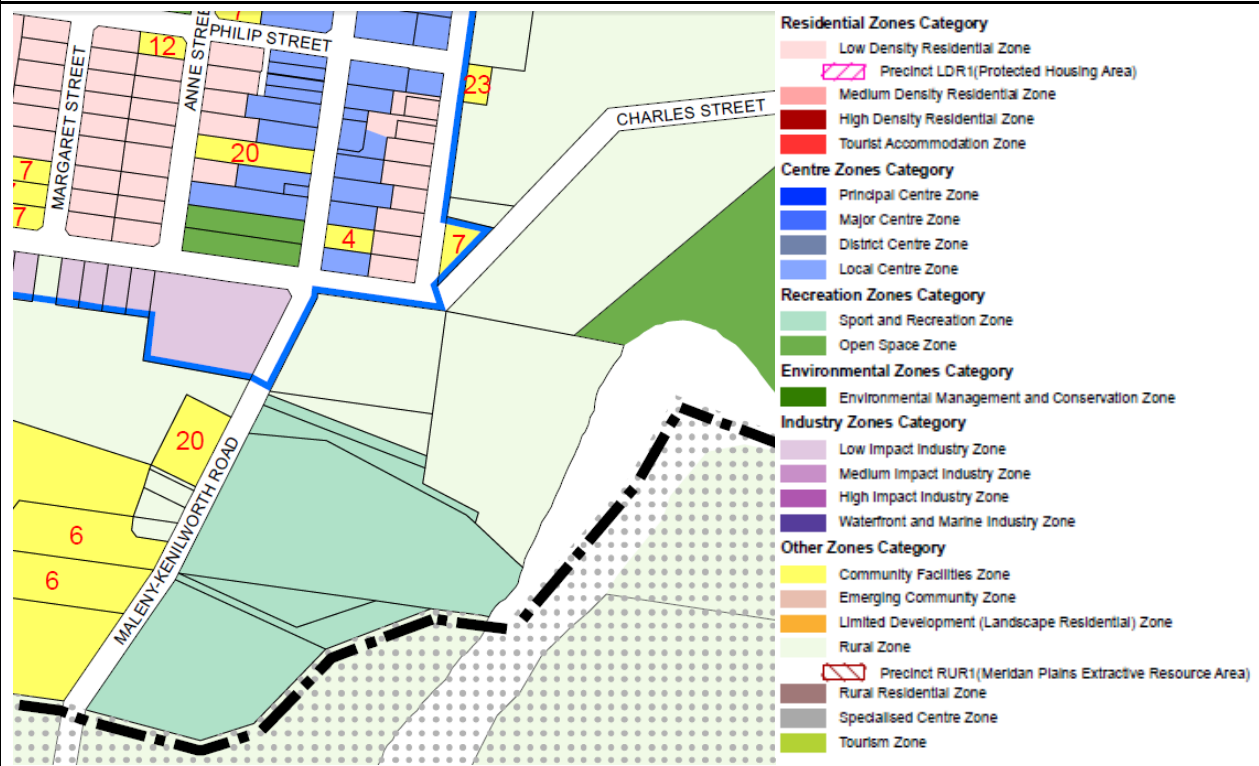
Proposed Amendment



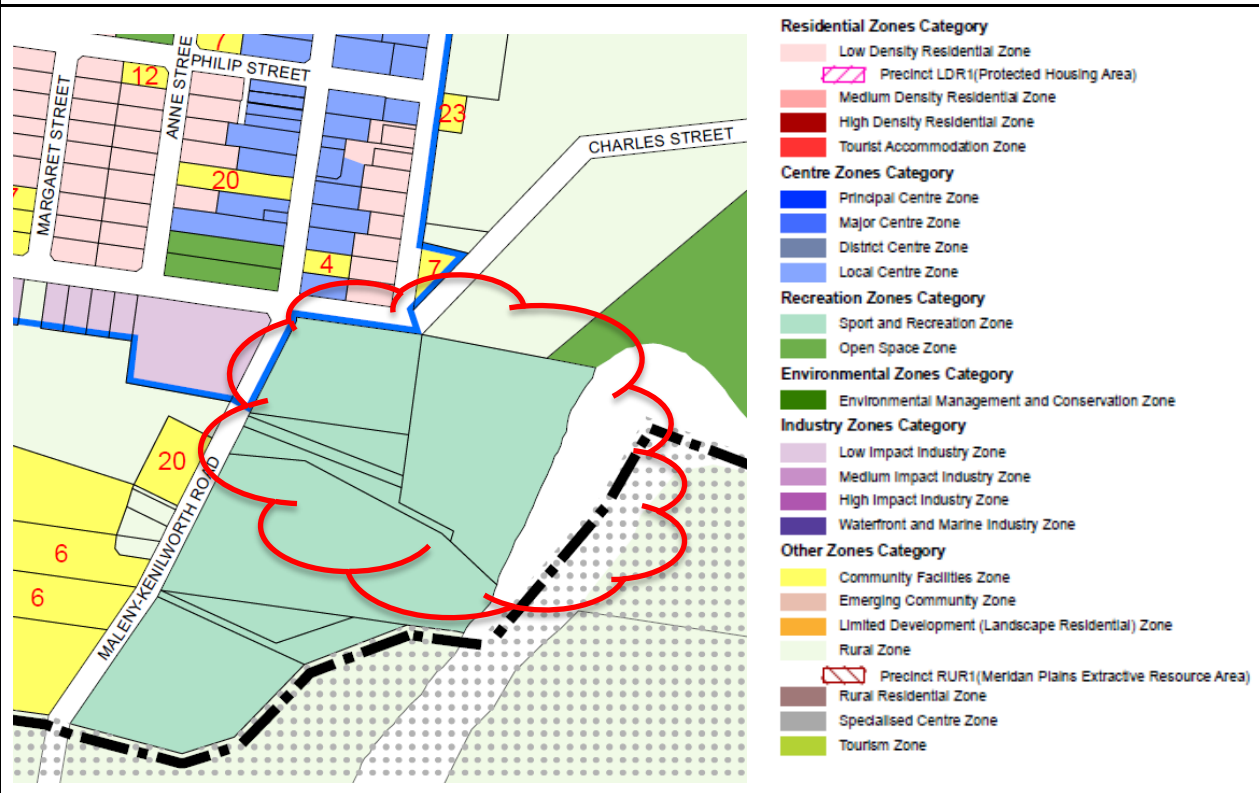
- Residential Zones Category**
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Extract of Zone Map ZM14 (Kenilworth Local Plan Area)

Existing

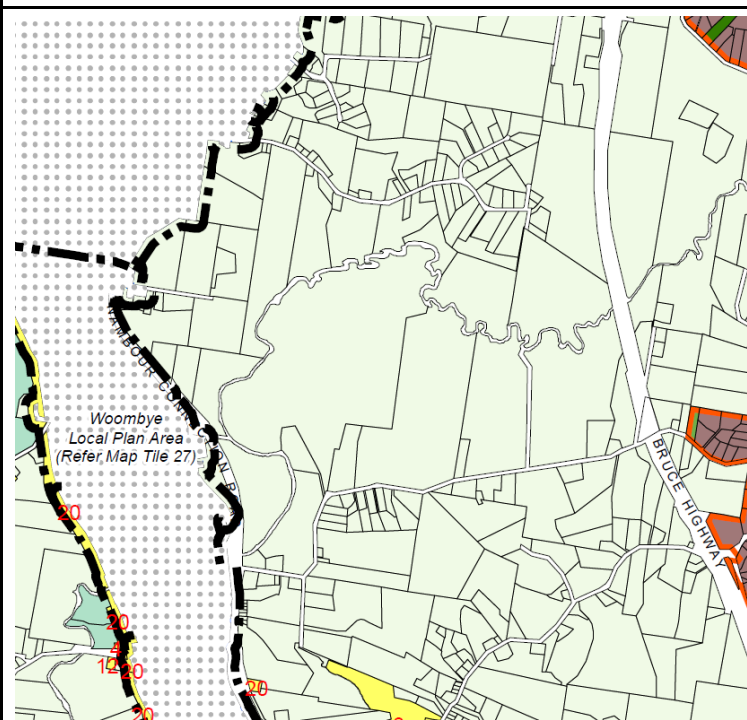


Proposed Amendment



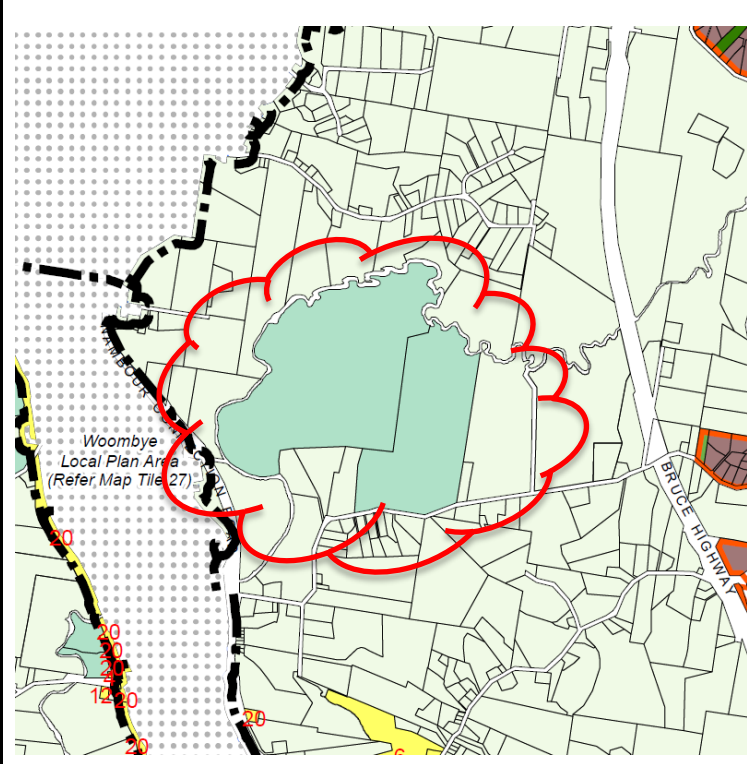
Extract of Zone Map ZM17 (Rural Map)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
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 - Medium Density Residential Zone
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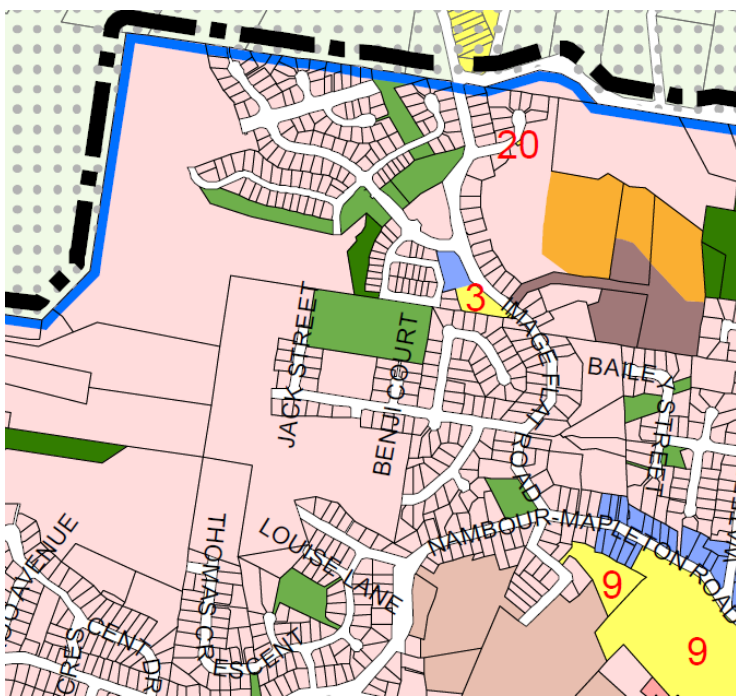
Proposed Amendment



- Residential Zones Category**
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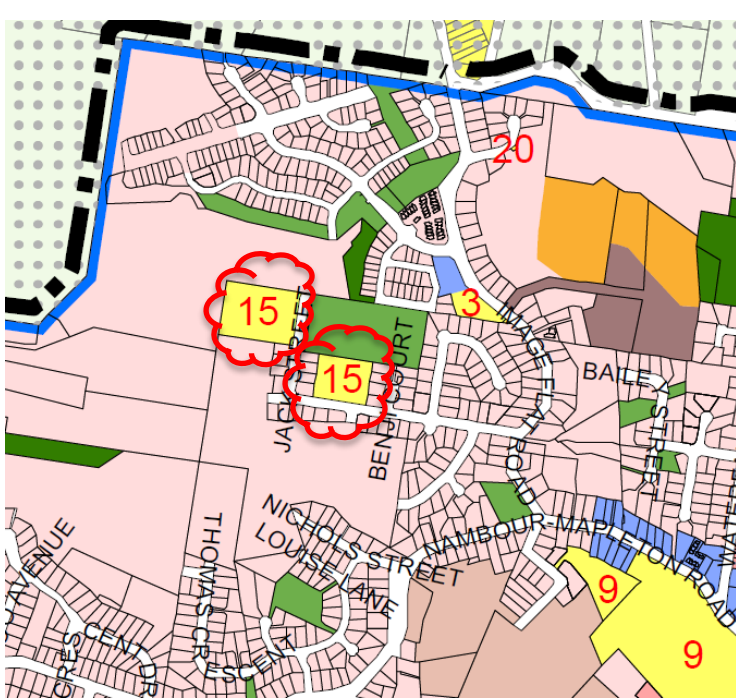
Extract of Zone Map ZM18 (Nambour Local Plan Area)

Existing



- Residential Zones Category**
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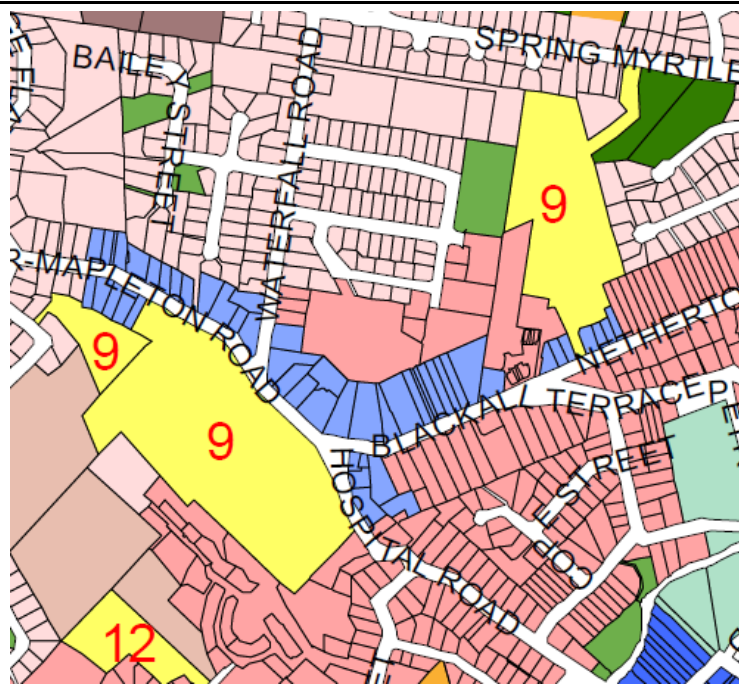
Proposed Amendment



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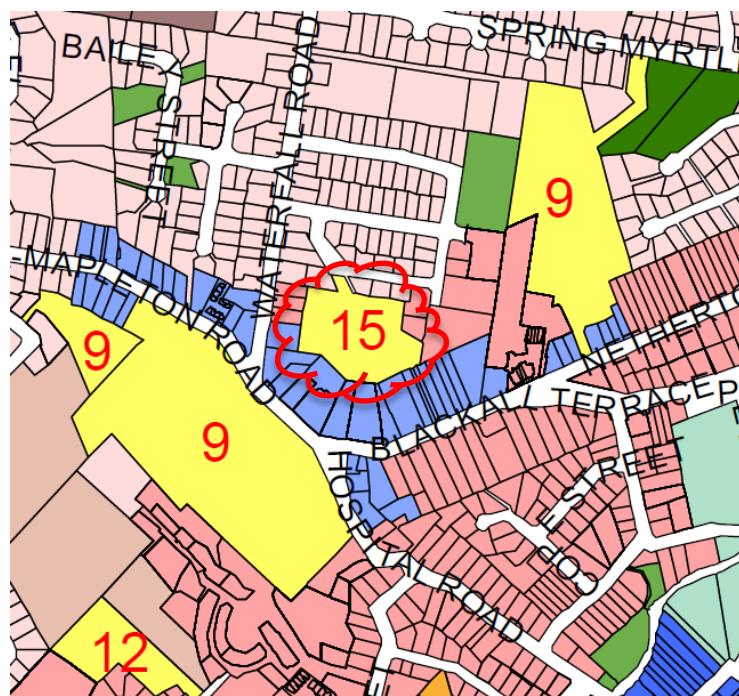
Extract of Zone Map ZM18 (Nambour Local Plan Area)

Existing



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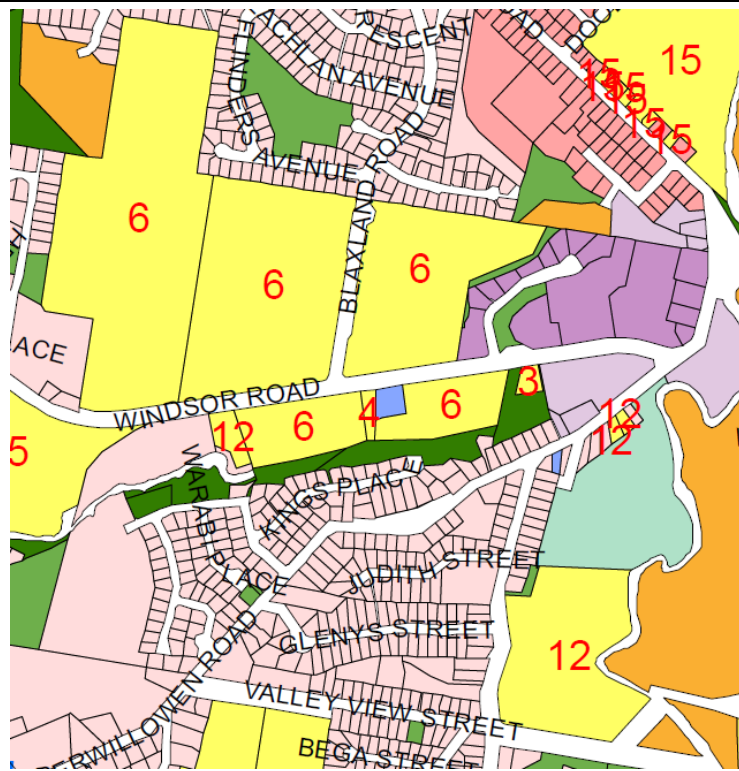
Proposed Amendment



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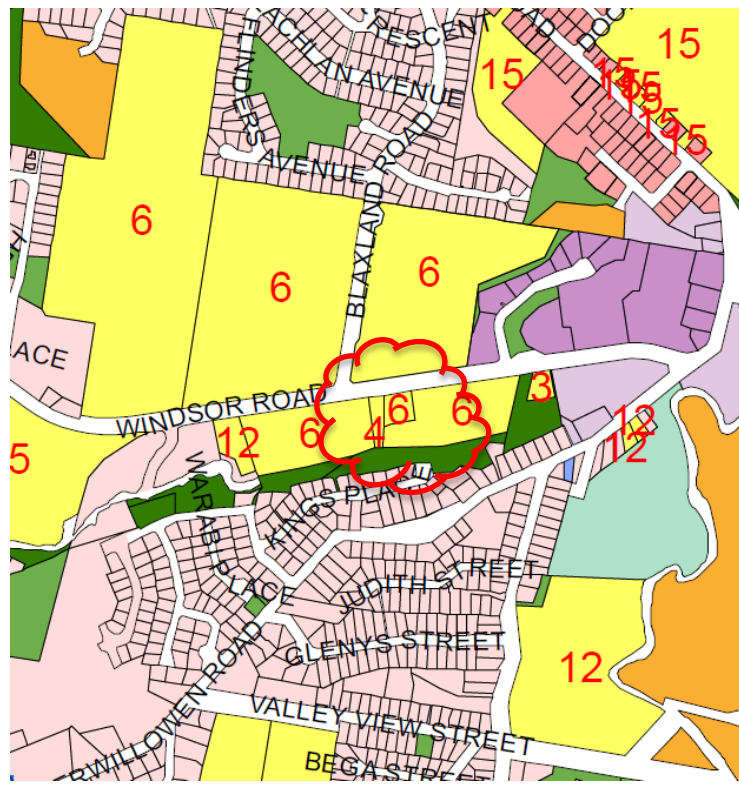
Extract of Zone Map ZM18 (Nambour Local Plan Area)

Existing



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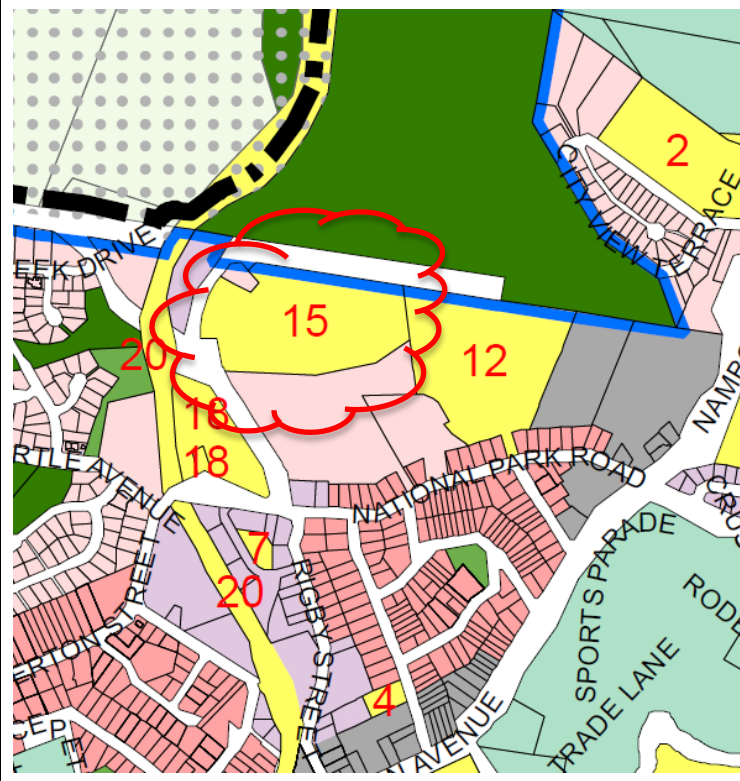
Extract of Zone Map ZM18 (Nambour Local Plan Area)

Existing



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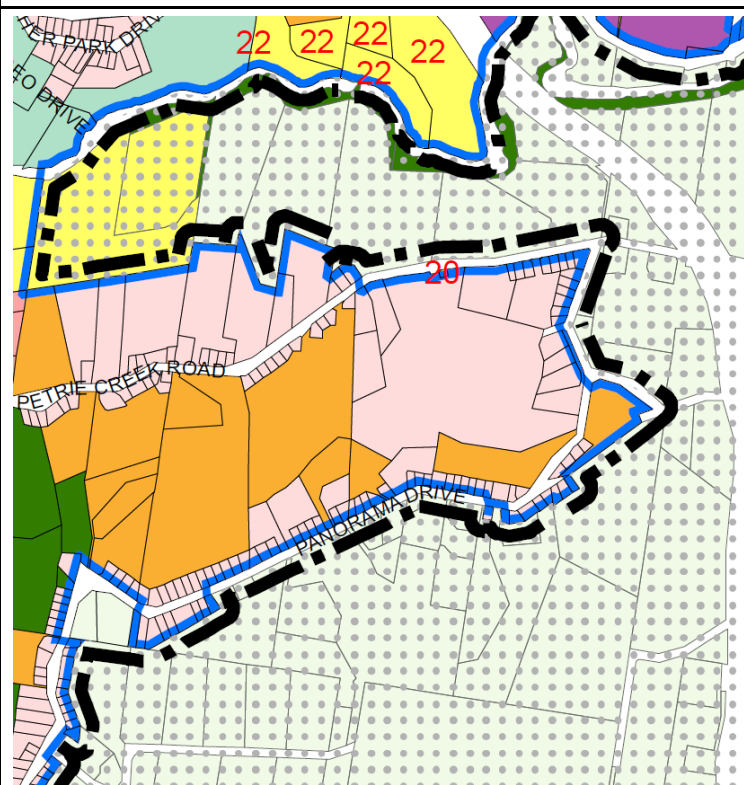
Proposed Amendment



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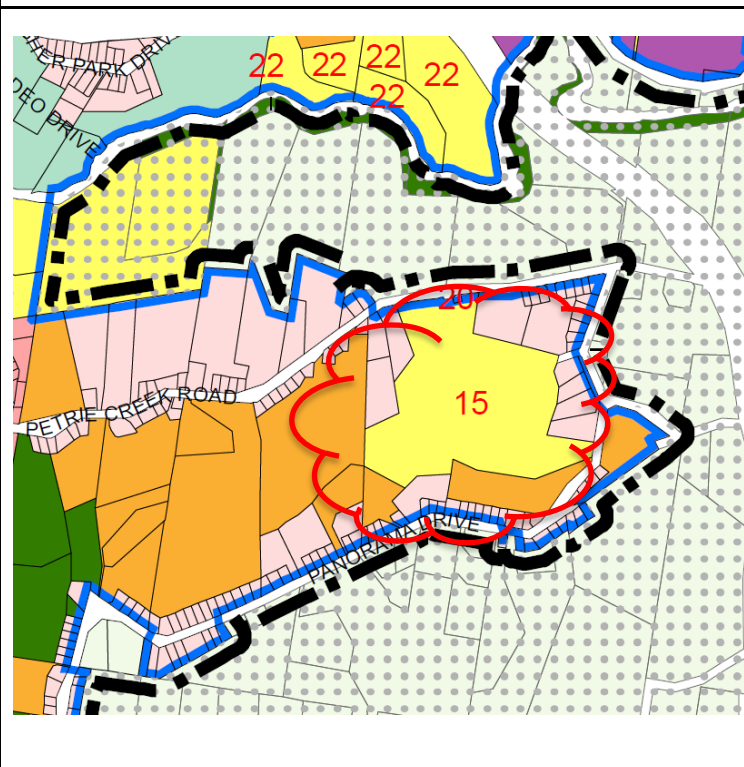
Extract of Zone Map ZM18 (Nambour Local Plan Area)

Existing



- Residential Zones Category**
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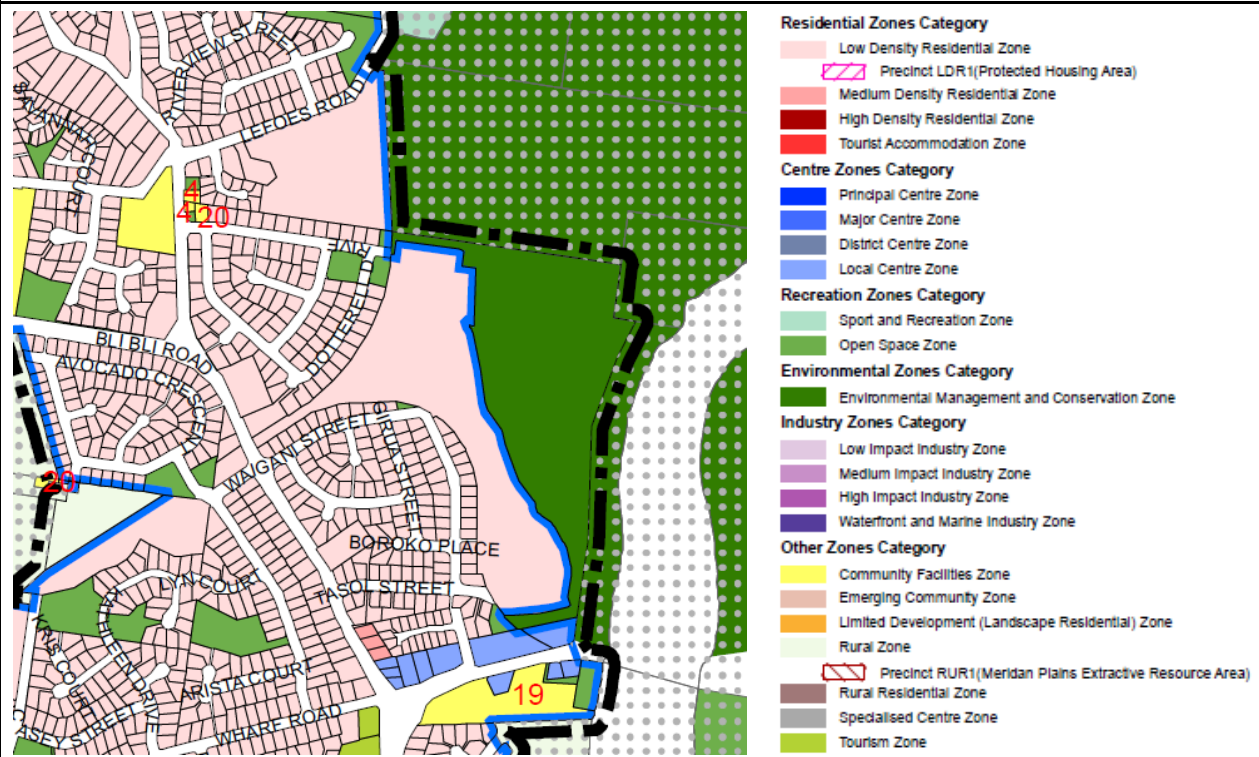
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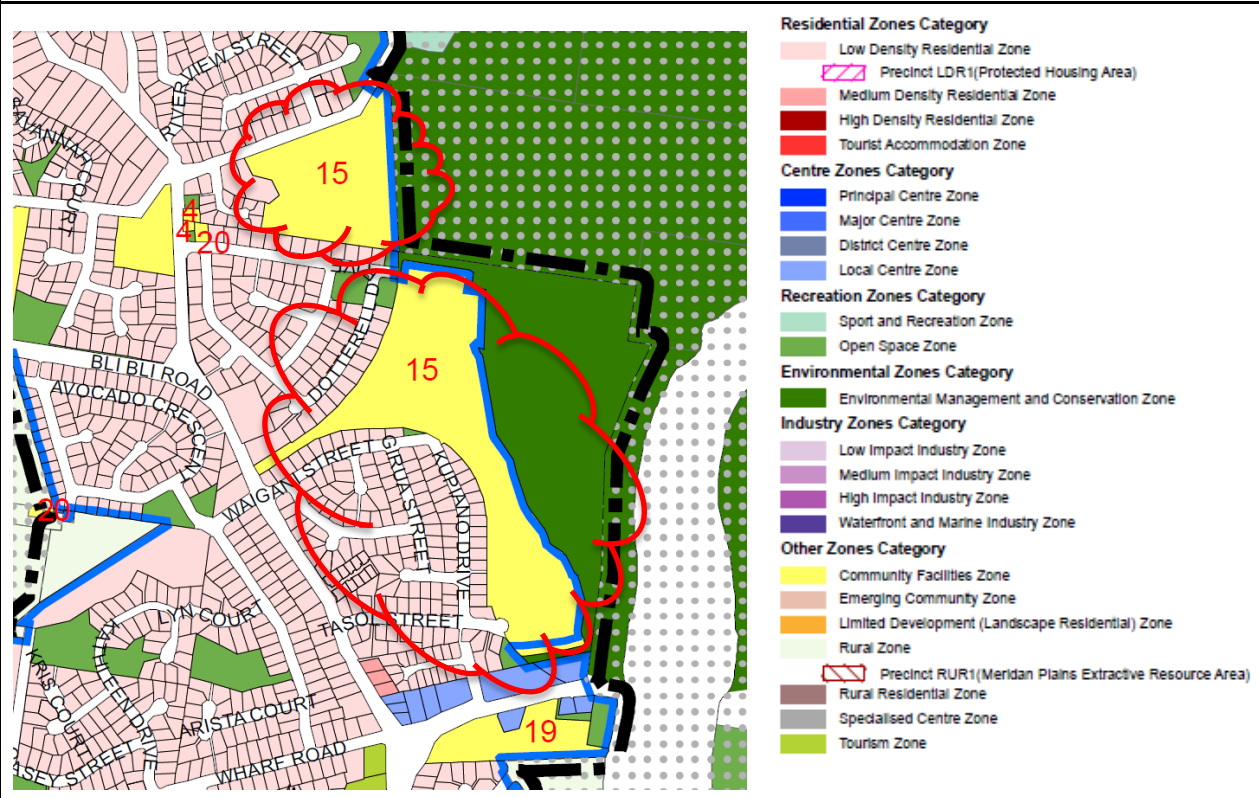
- Residential Zones Category**
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Extract of Zone Map ZM19 (Bli Bli Local Plan Area)

Existing

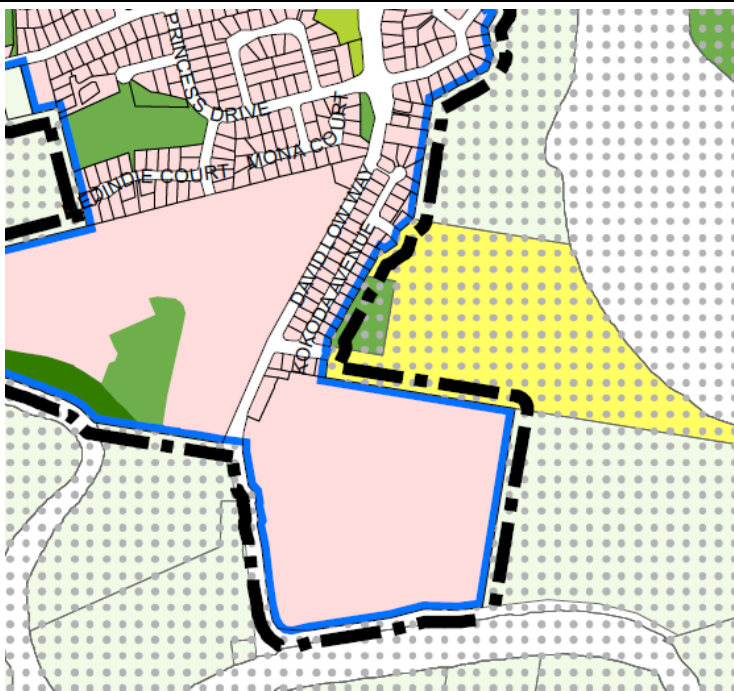


Proposed Amendment



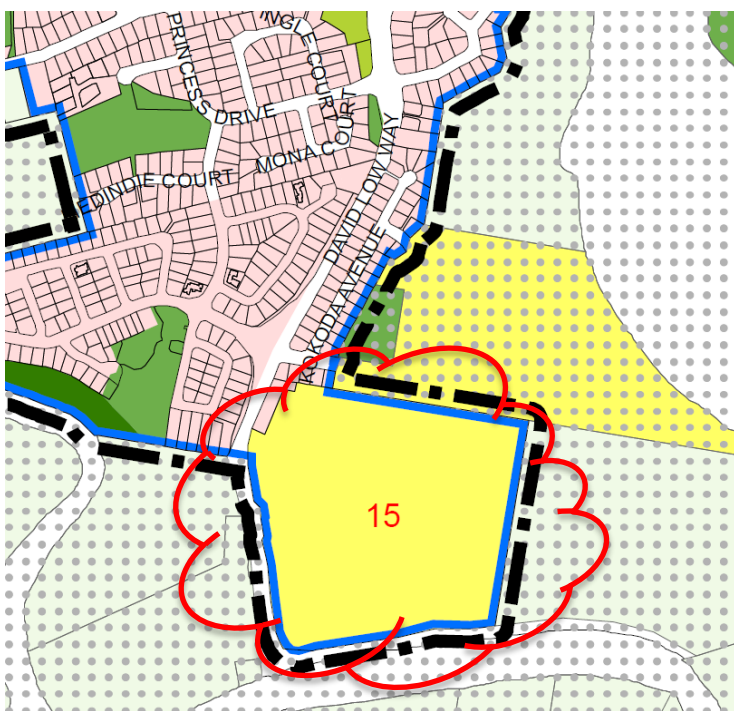
Extract of Zone Map ZM19 (Bli Bli Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
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Proposed Amendment



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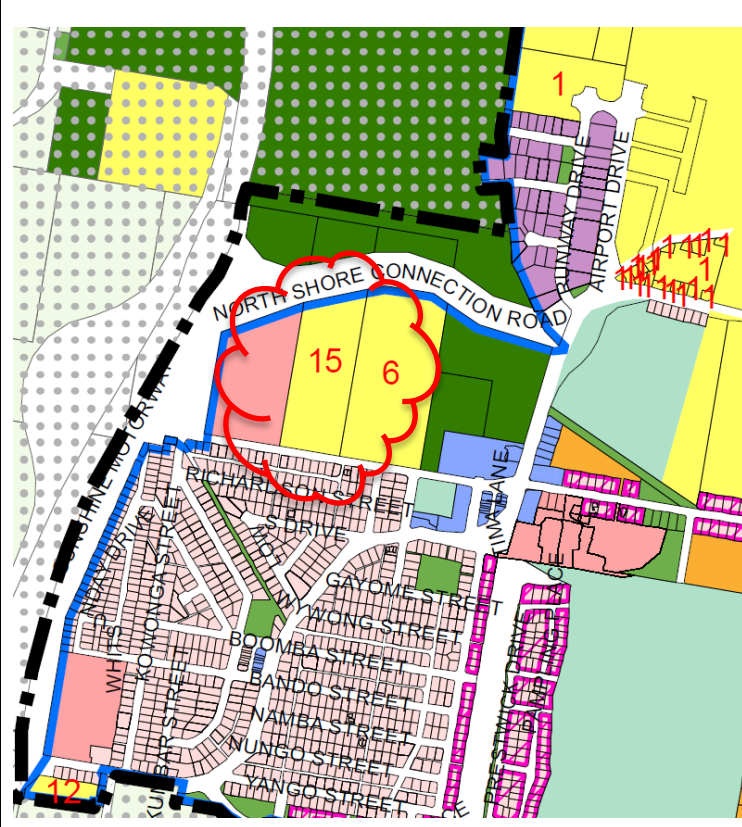
Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
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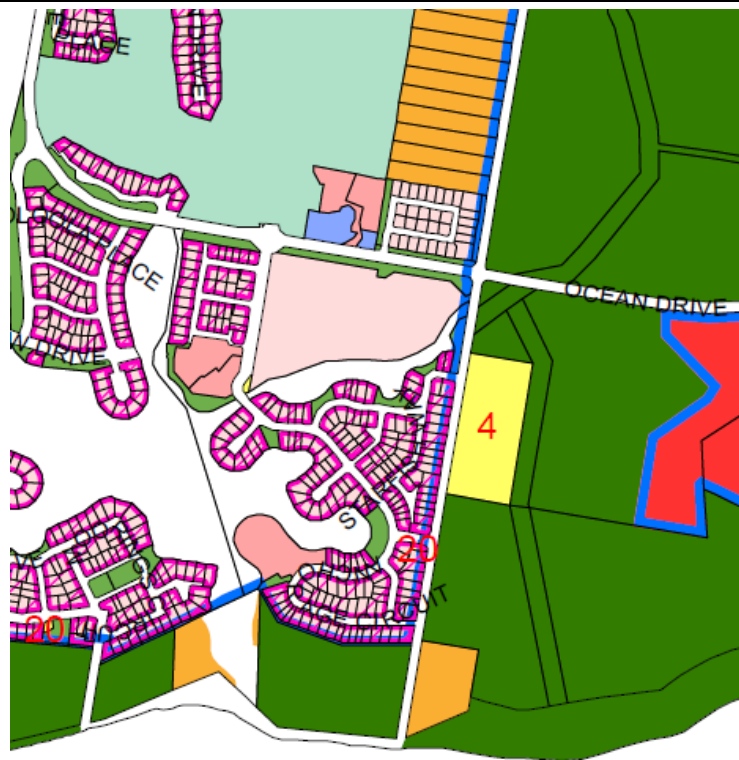
Proposed Amendment



- Residential Zones Category**
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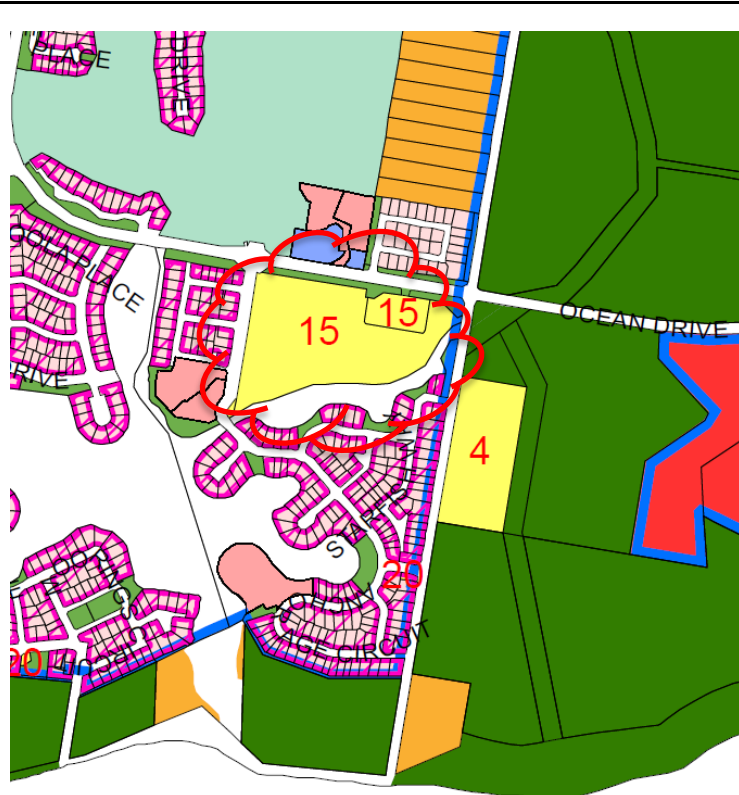
Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)

Existing



- Residential Zones Category**
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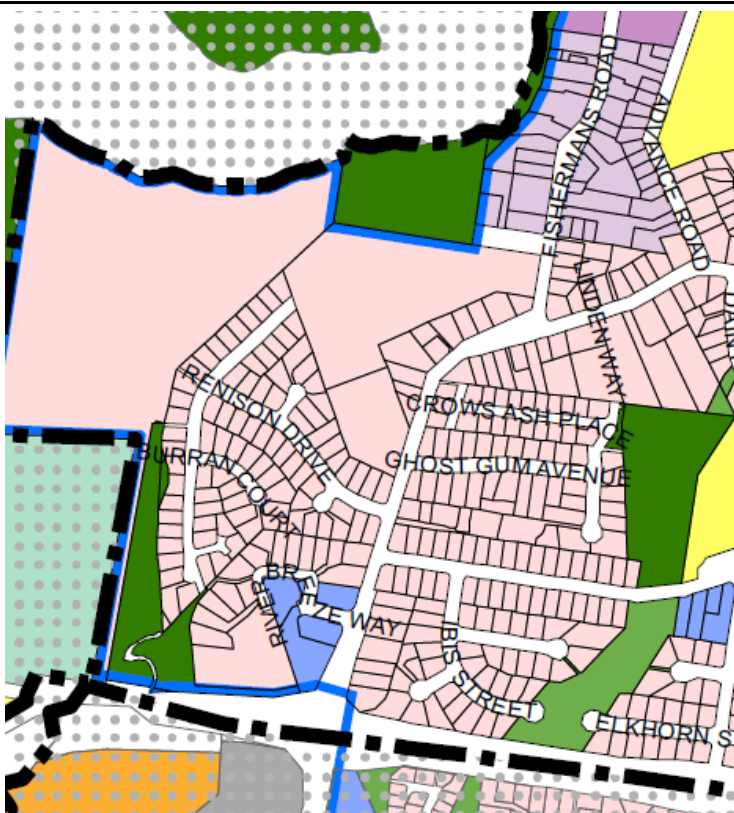
Proposed Amendment



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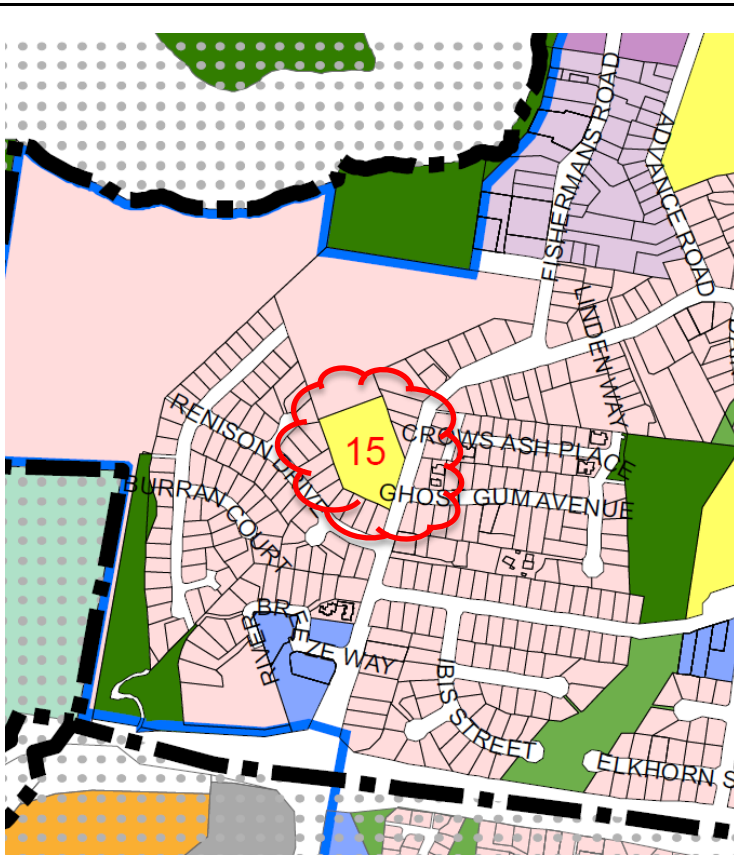
Extract of Zone Map ZM22 (Maroochydore/Kuluin Local Plan Area)

Existing



- Residential Zones Category**
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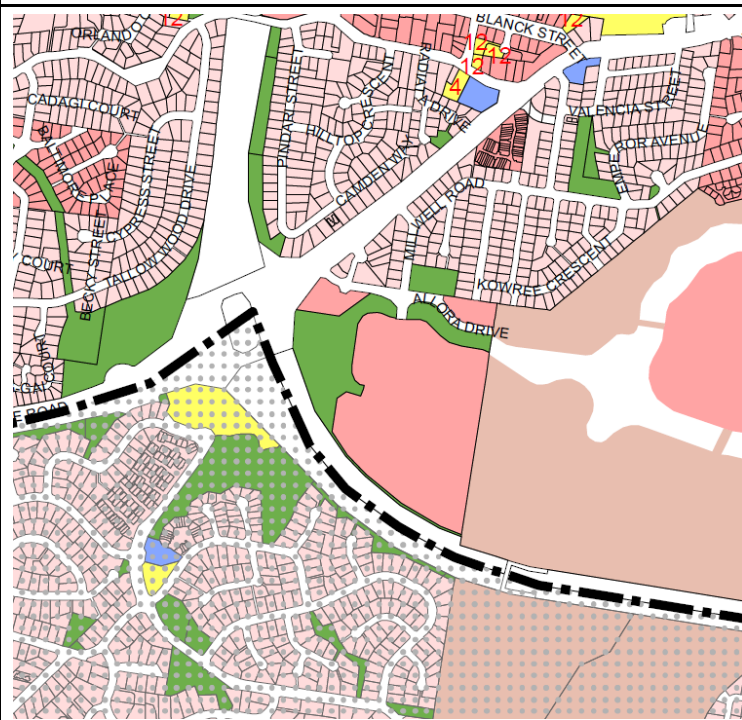
Proposed Amendment



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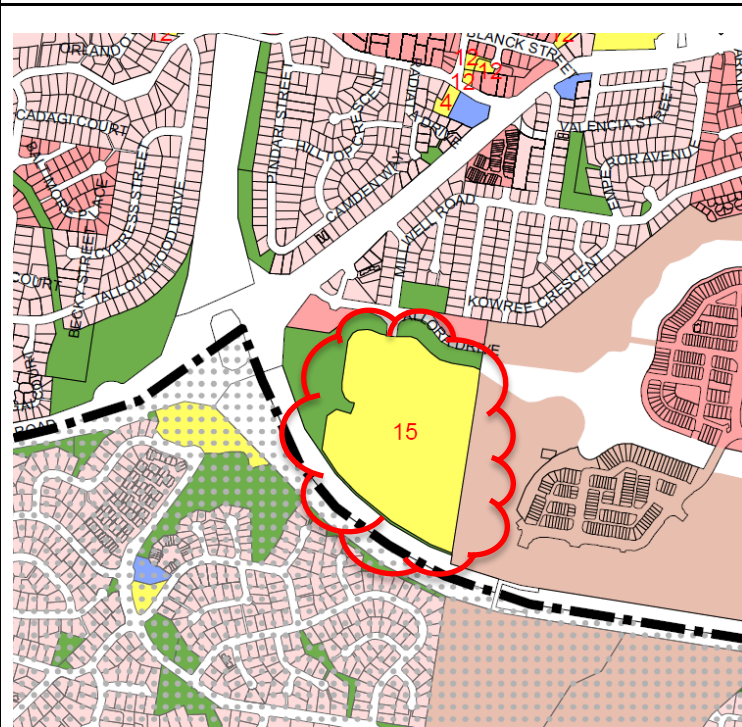
Extract of Zone Map ZM22 (Maroochydore/Kuluin Local Plan Area)

Existing



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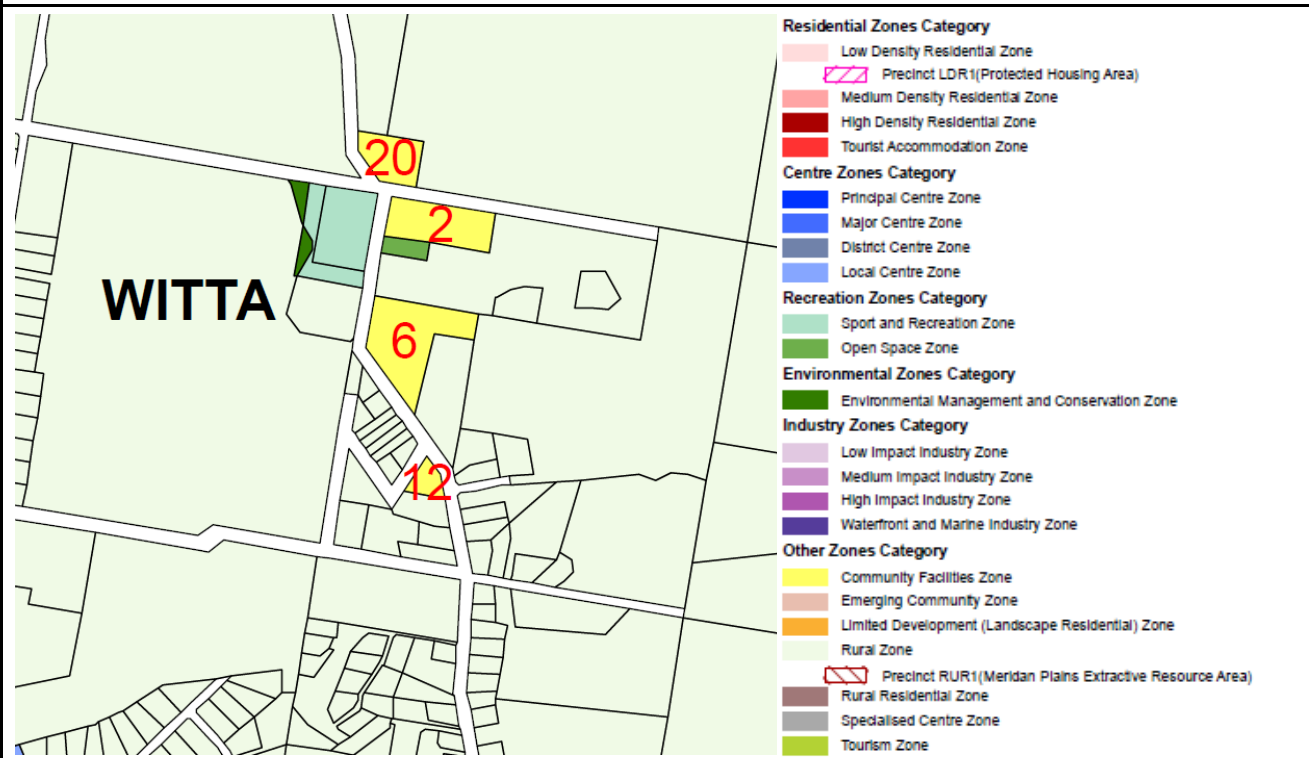
Proposed Amendment



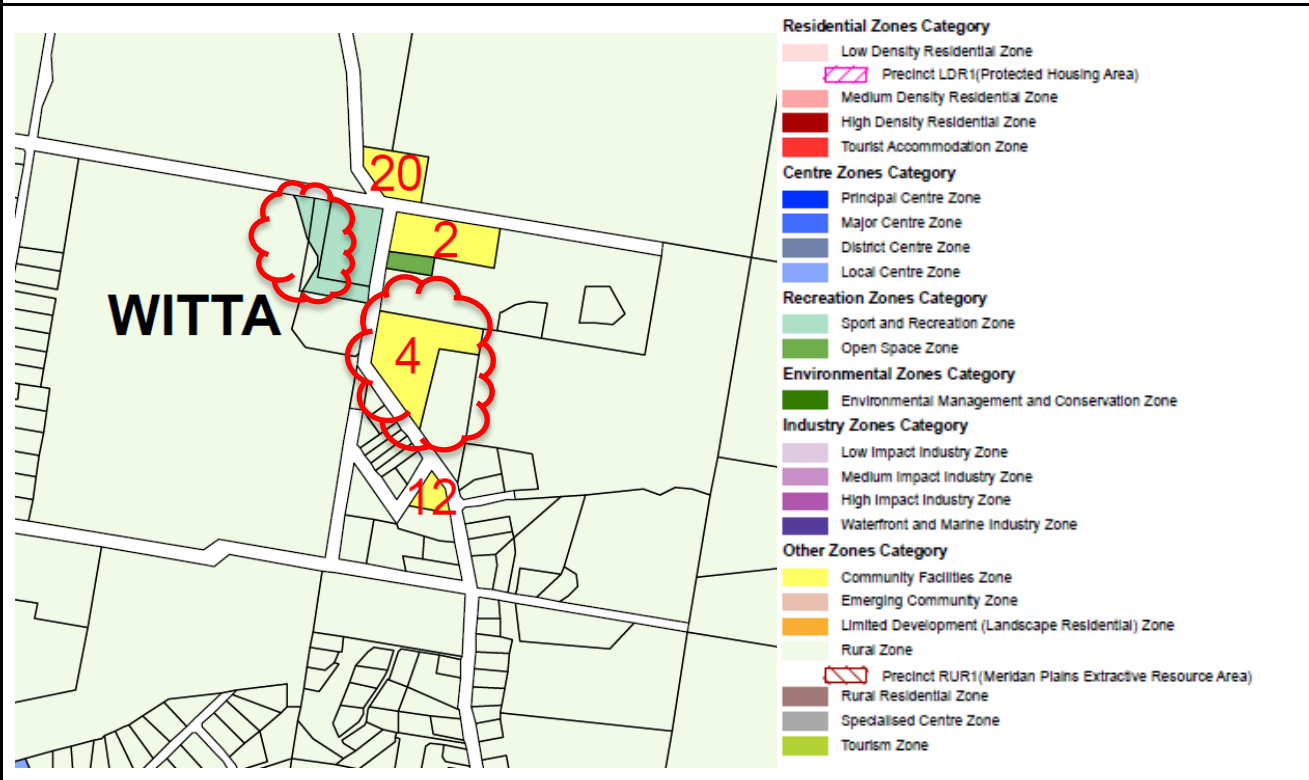
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 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM25 (Rural Map)

Existing

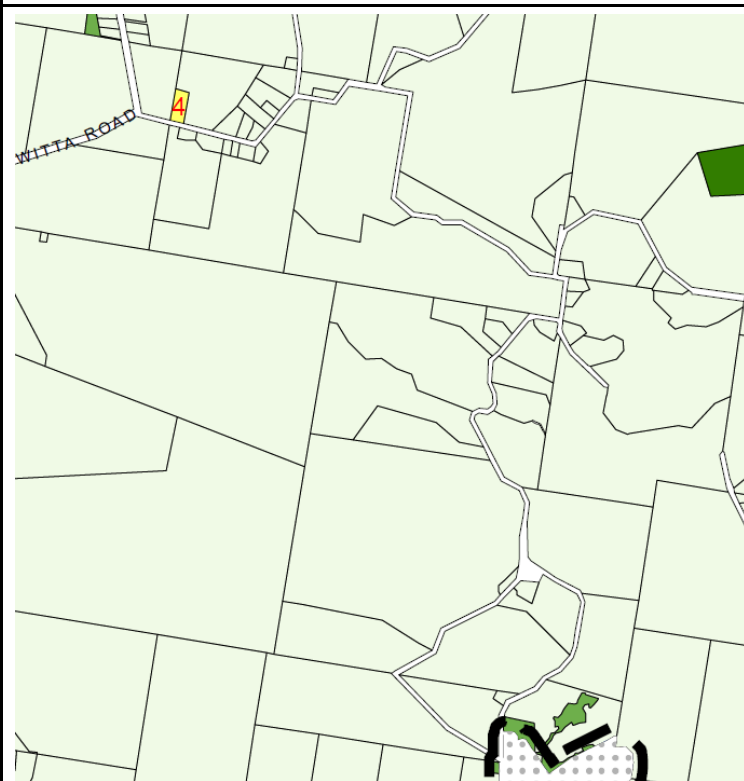


Proposed Amendment



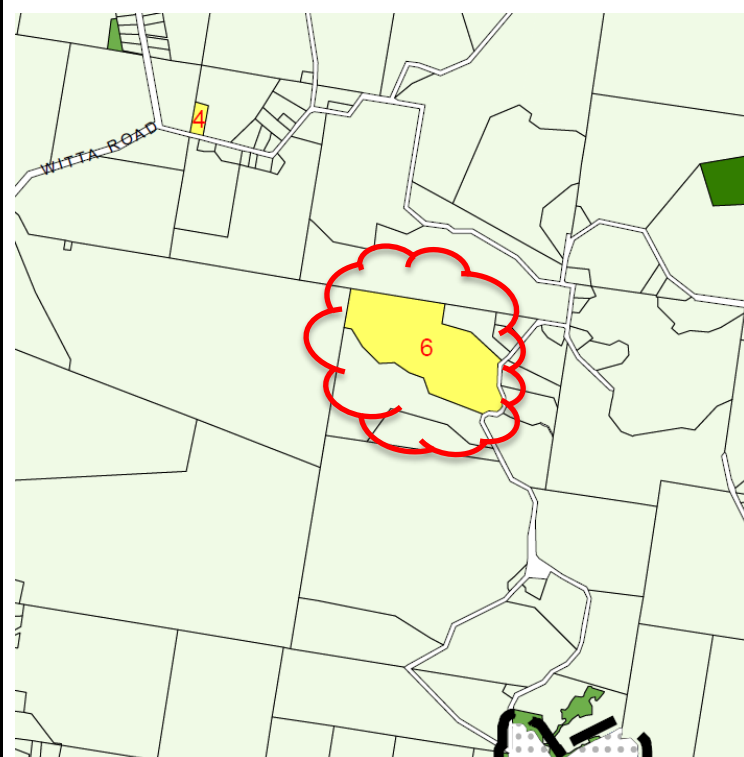
Extract of Zone Map ZM25 (Rural Map)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
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 - Specialised Centre Zone
 - Tourism Zone

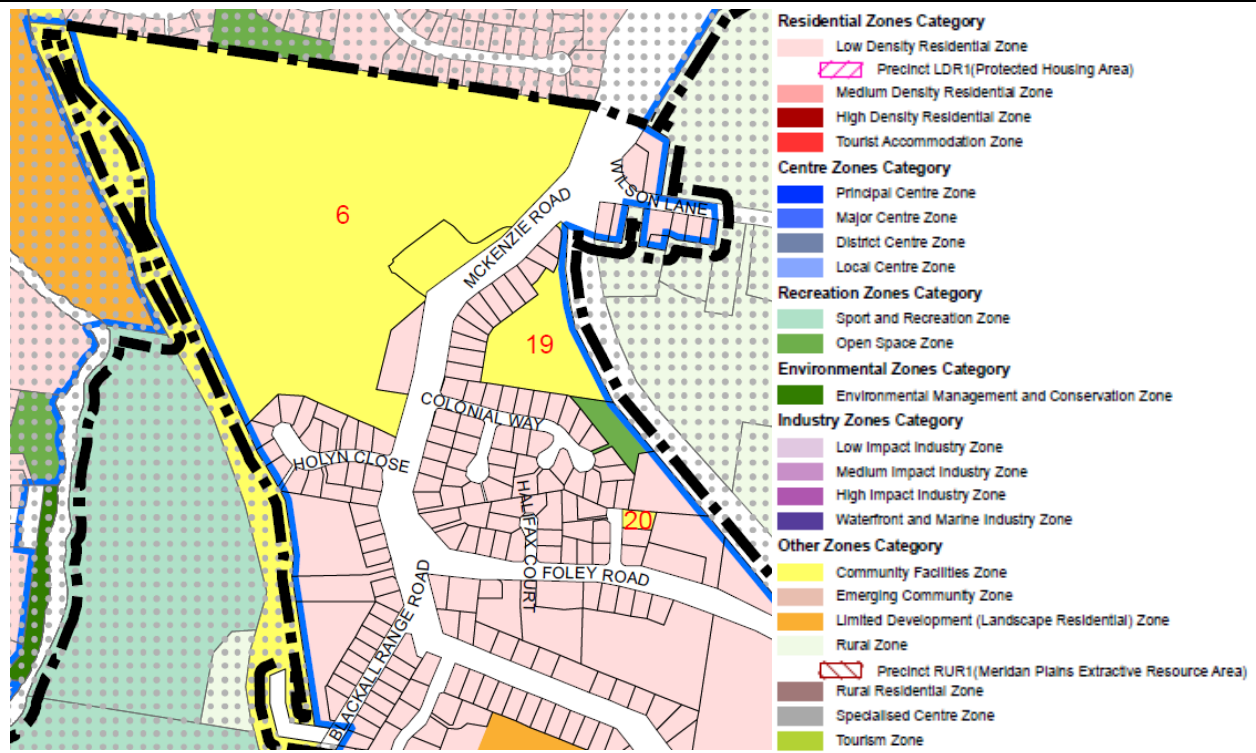
Proposed Amendment



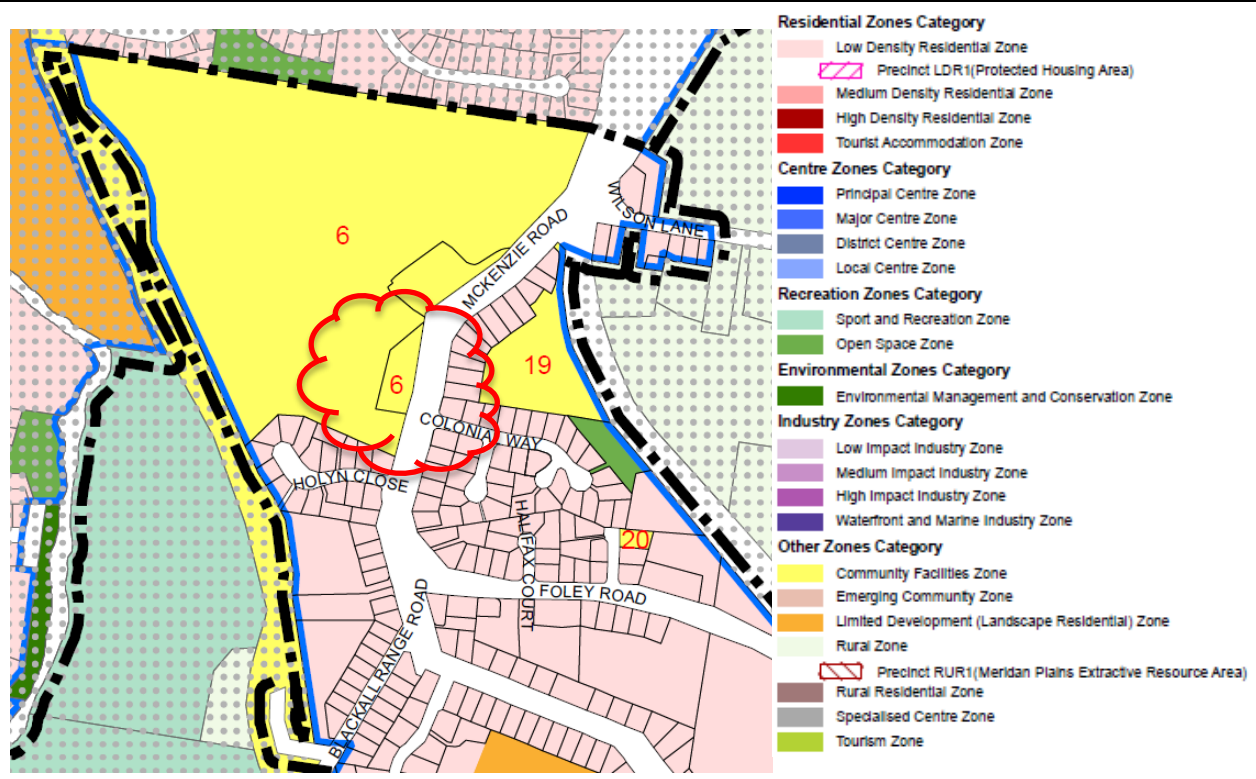
- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
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 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM27 (Woombye Local Plan Area)

Existing

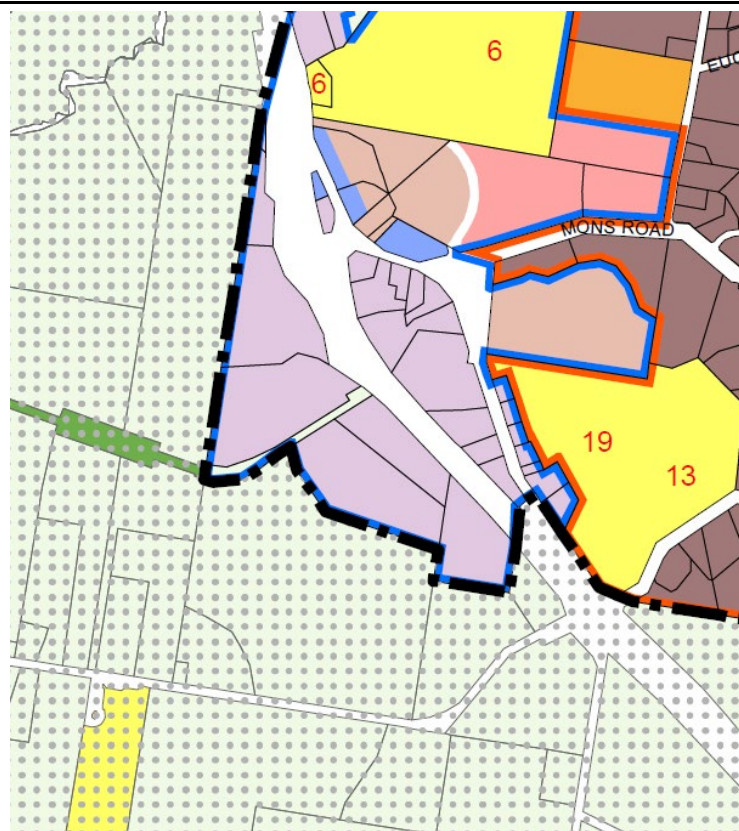


Proposed Amendment



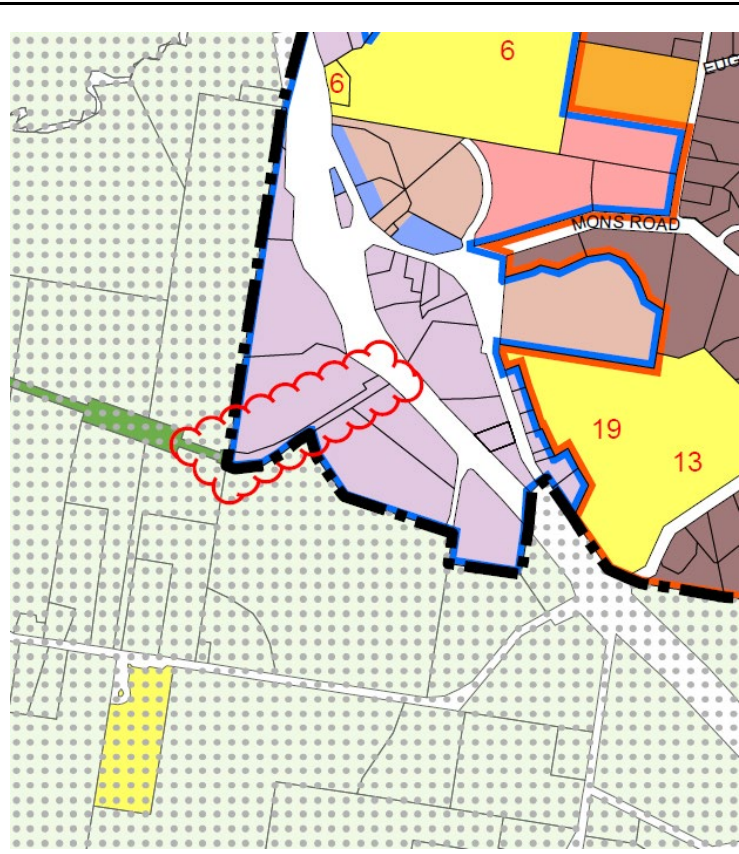
Extract of Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
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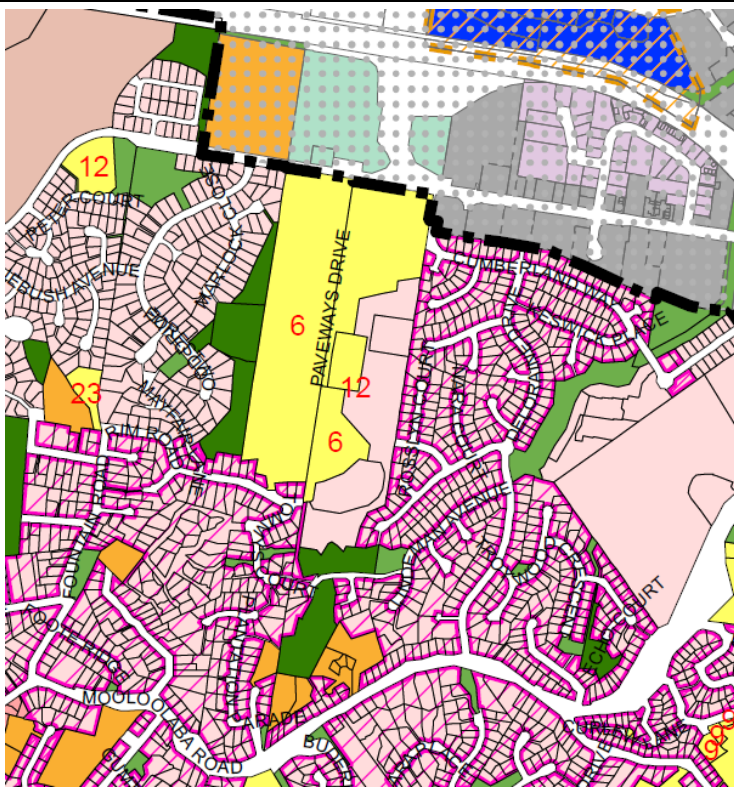
Proposed Amendment



- Residential Zones Category**
 - Low Density Residential Zone
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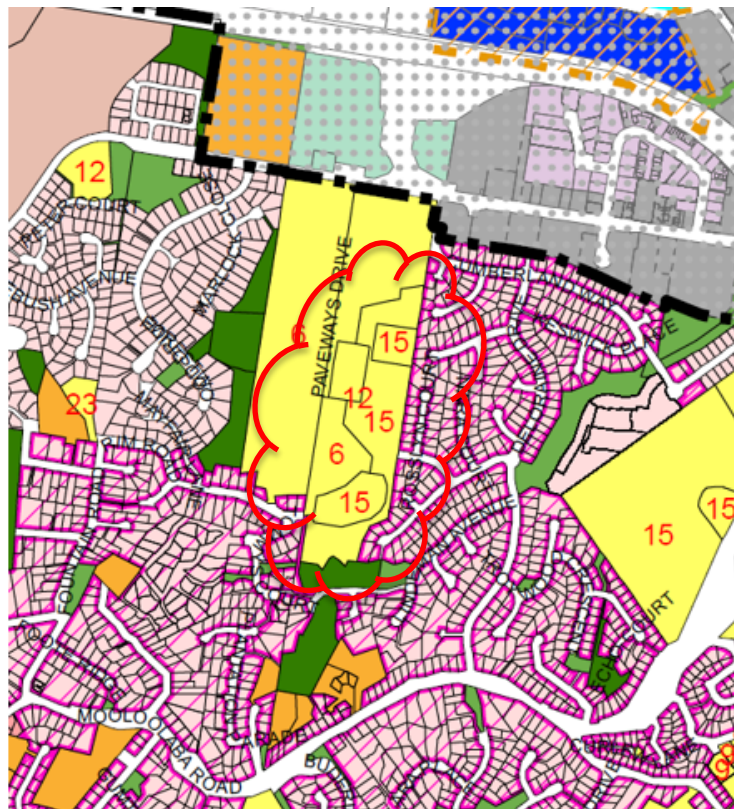
Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
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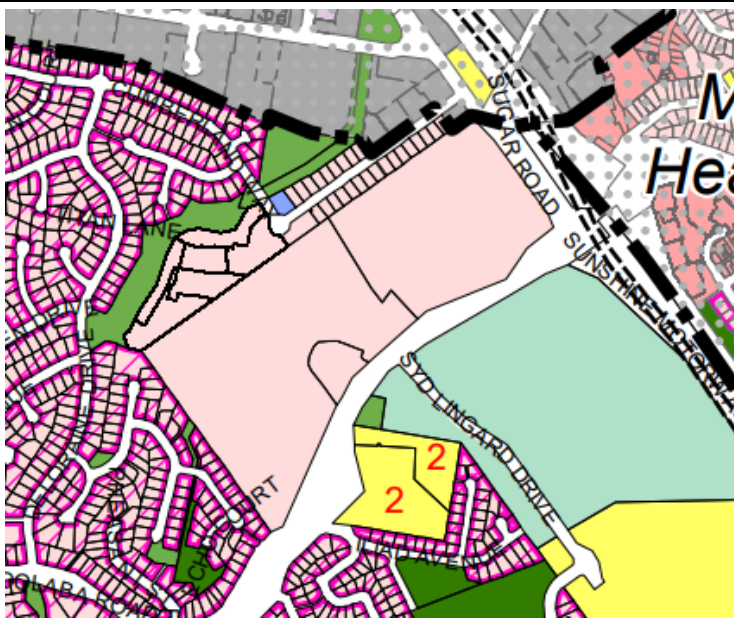
Proposed Amendment



- Residential Zones Category**
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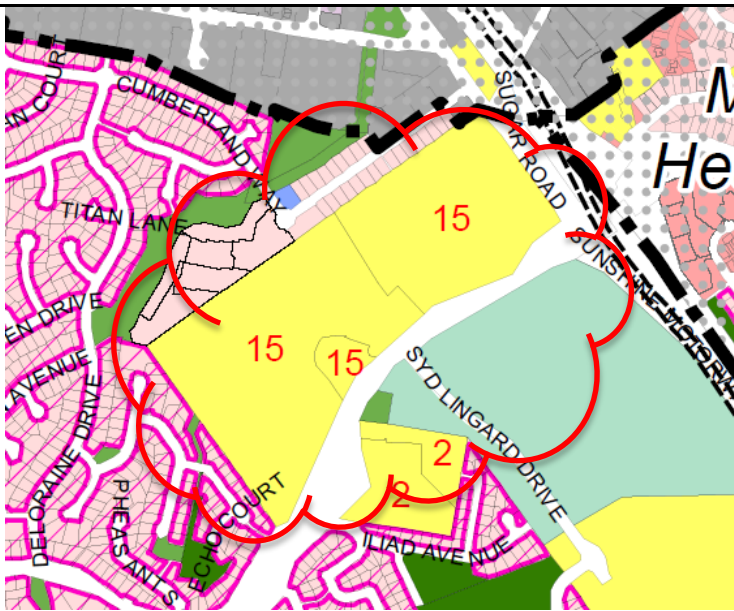
Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
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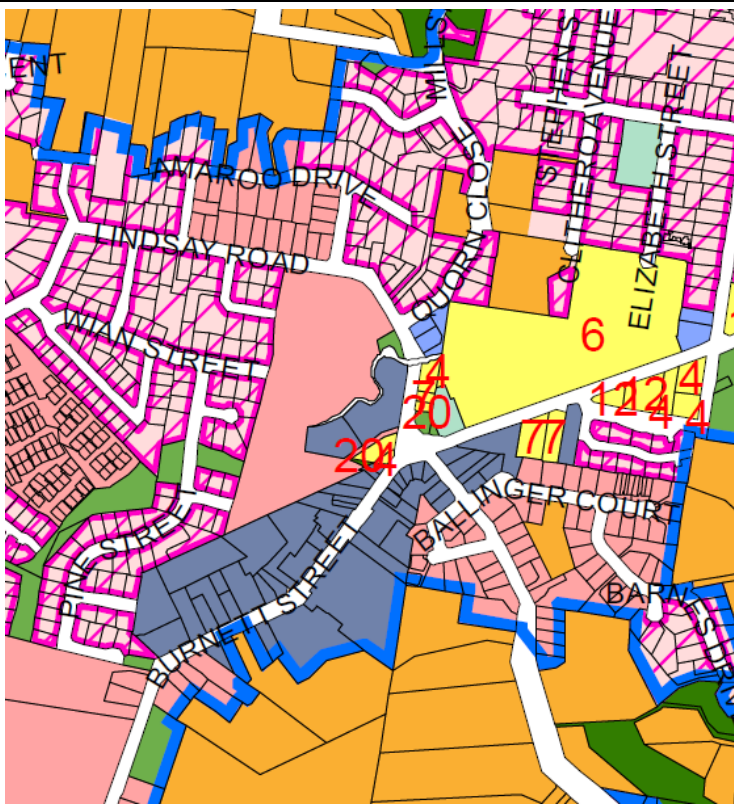
Proposed Amendment



- Residential Zones Category**
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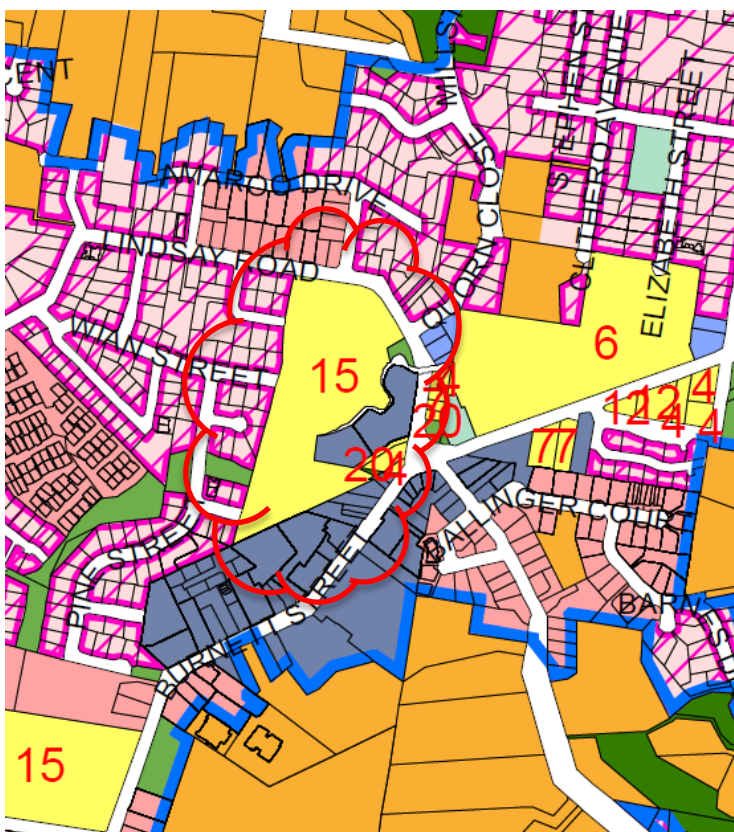
Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
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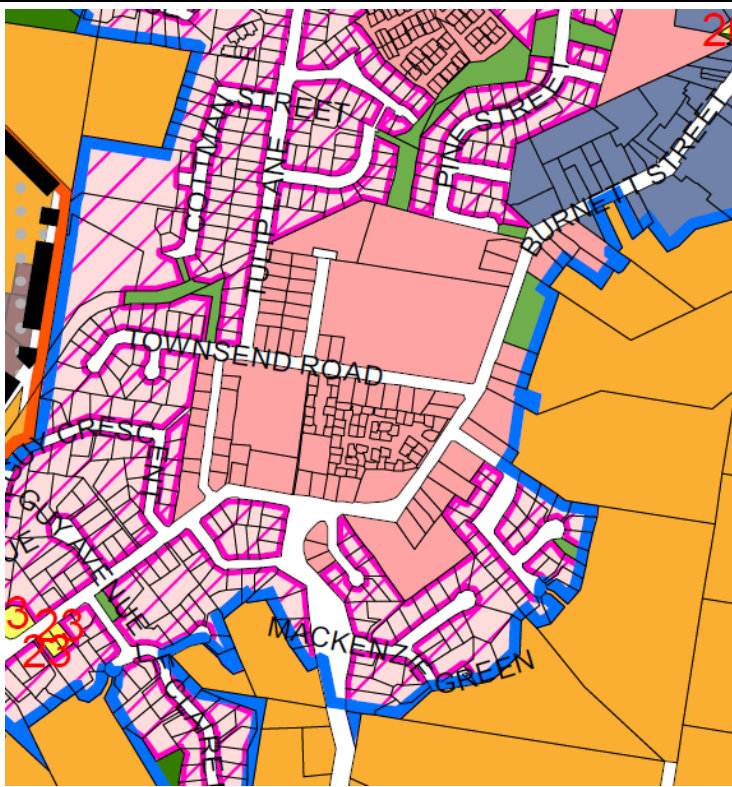
Proposed Amendment



- Residential Zones Category**
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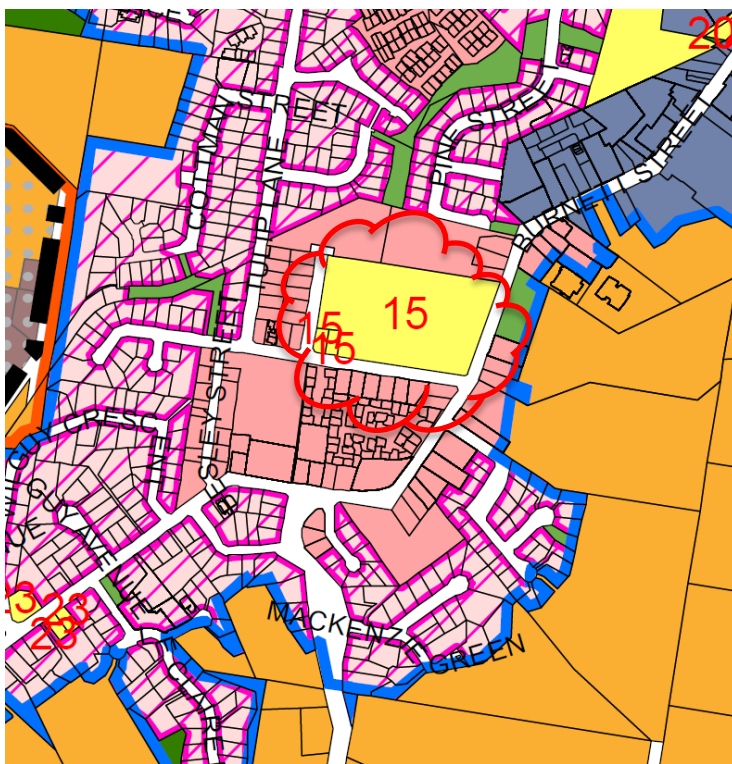
Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
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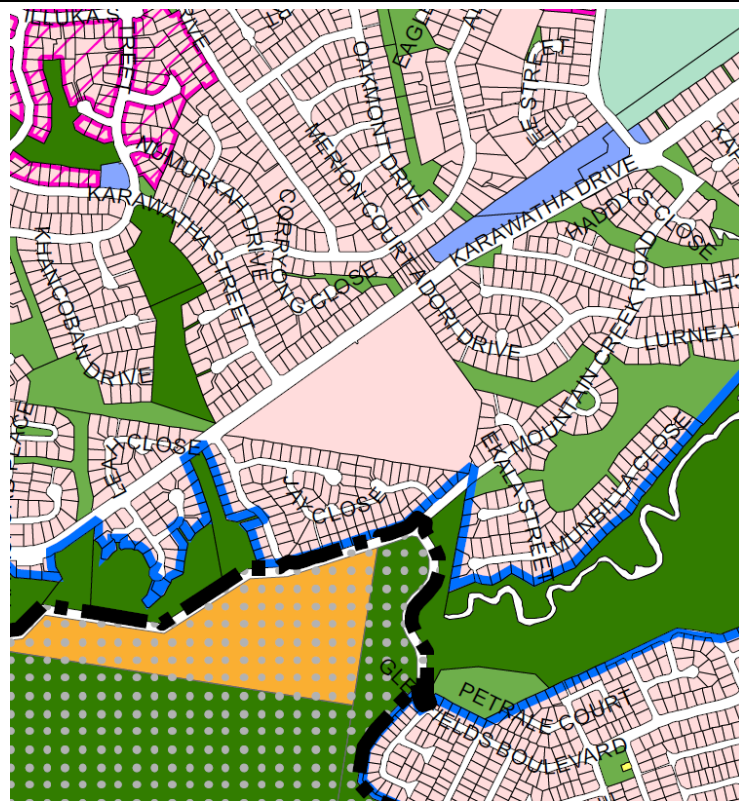
Proposed Amendment



- Residential Zones Category**
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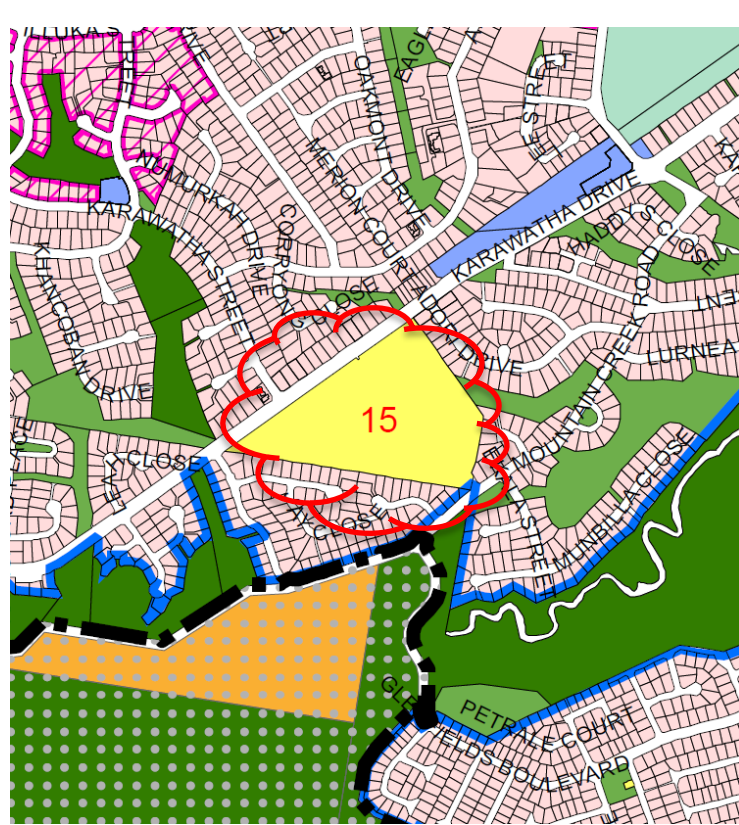
Extract of Zone Map ZM32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
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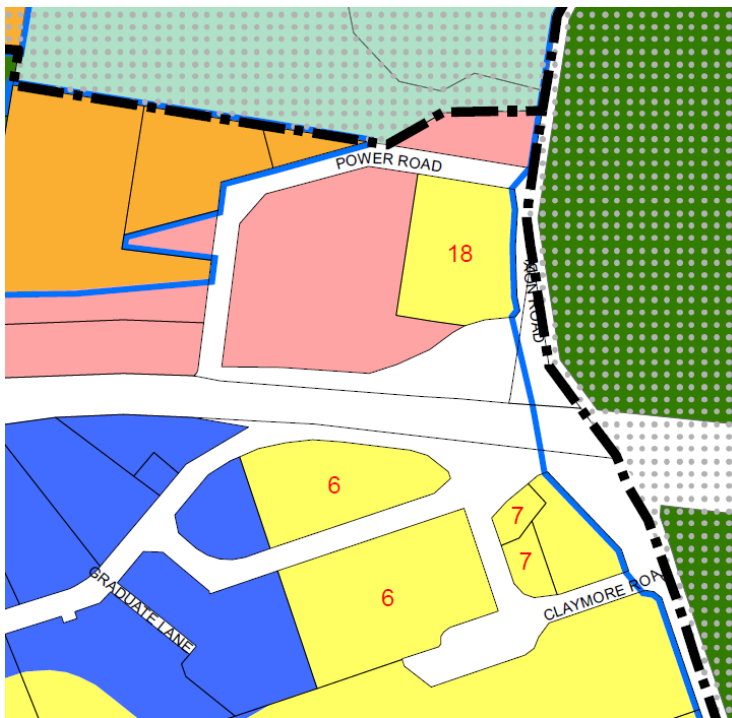
Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
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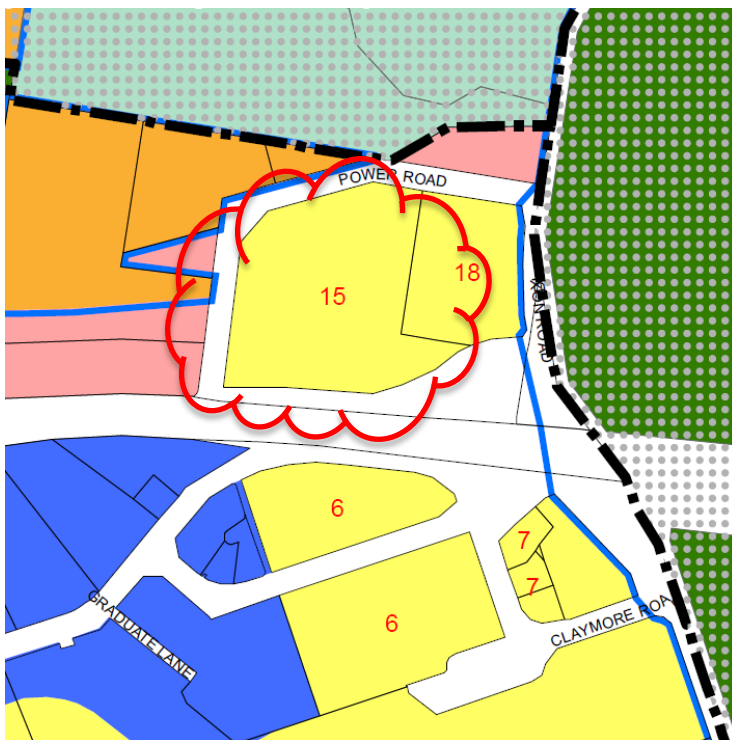
Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Preinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
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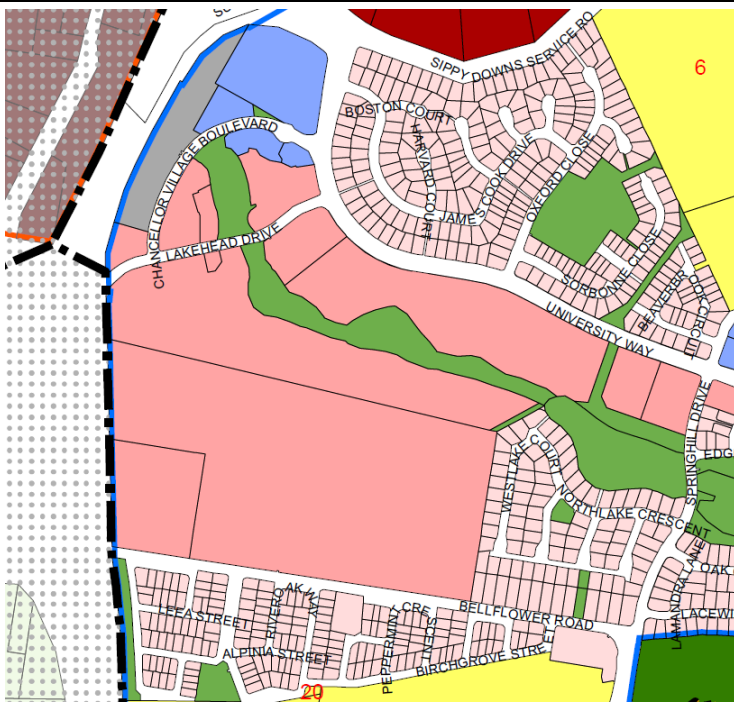
Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
 - Preinct LDR1(Protected Housing Area)
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 - Tourist Accommodation Zone
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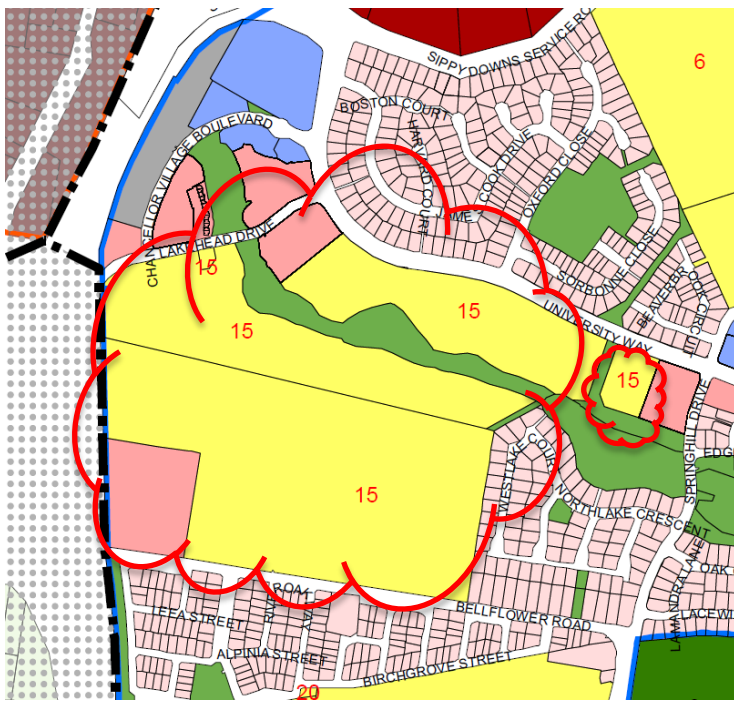
Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
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 - Tourist Accommodation Zone
- Centre Zones Category**
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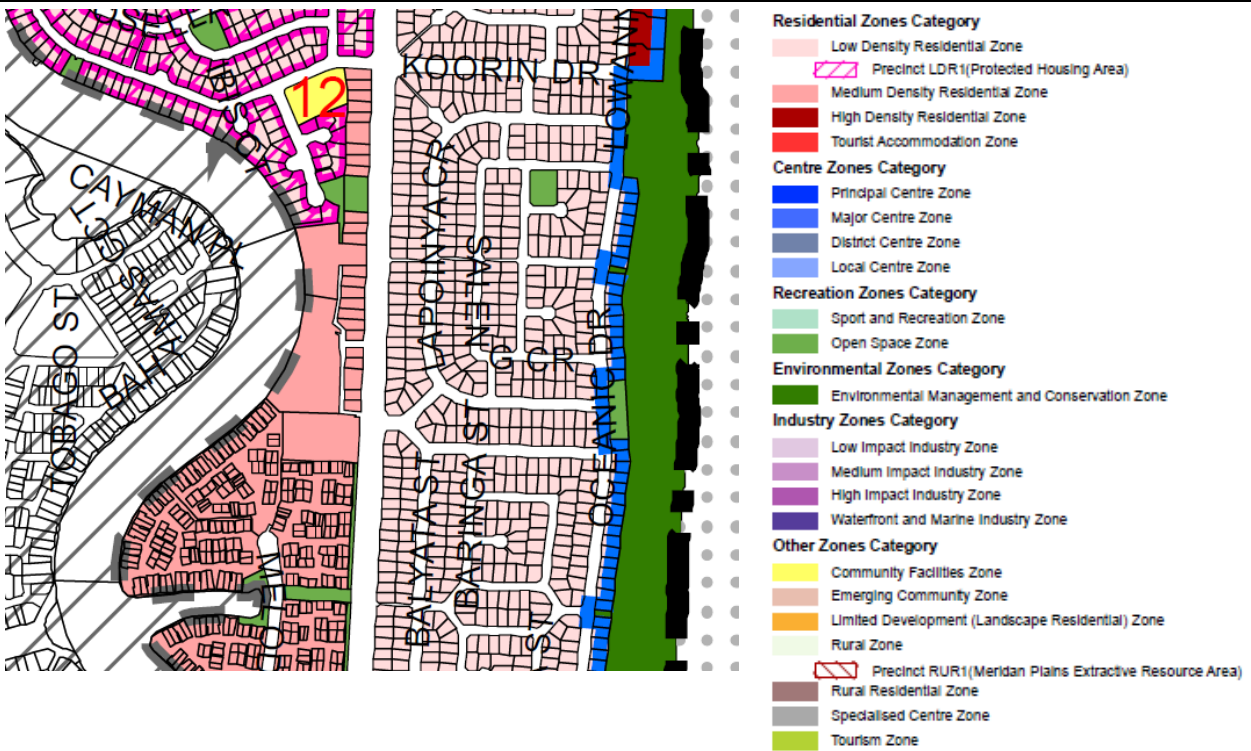
Proposed Amendment



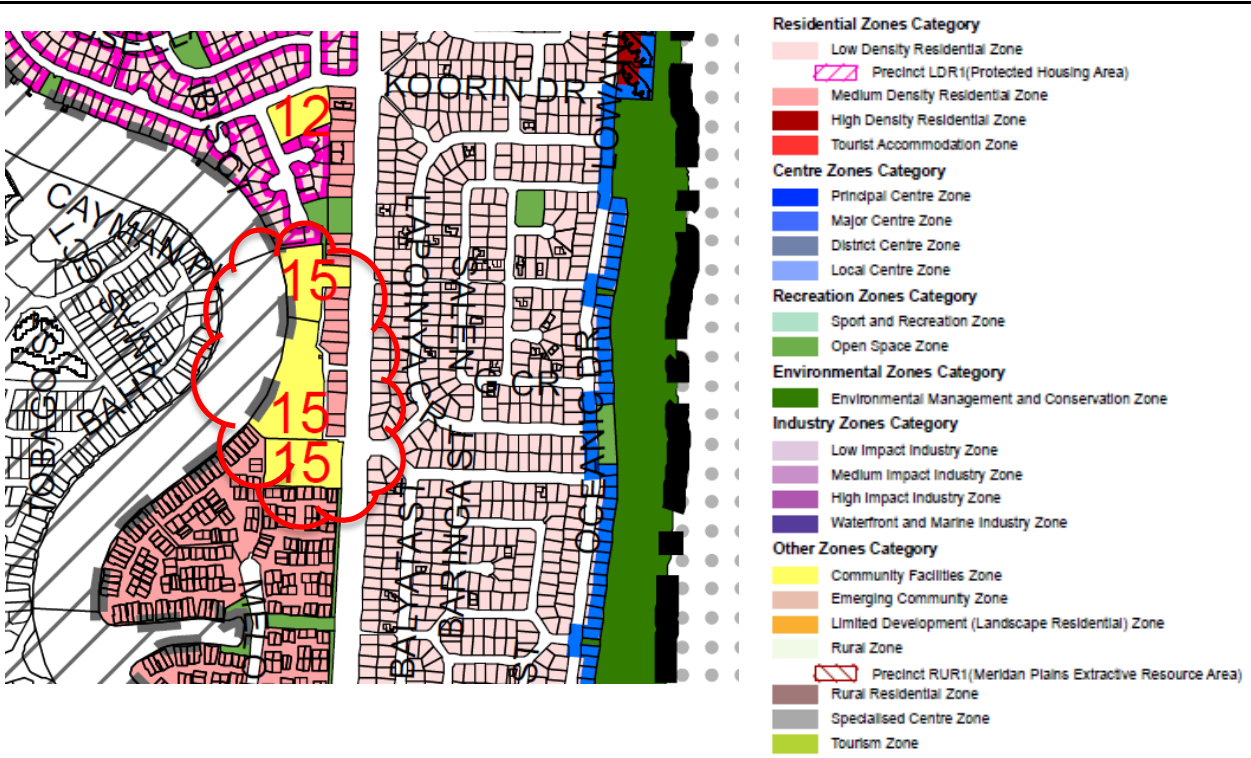
- Residential Zones Category**
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 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM35 (Kawana Waters Local Plan Area)

Existing

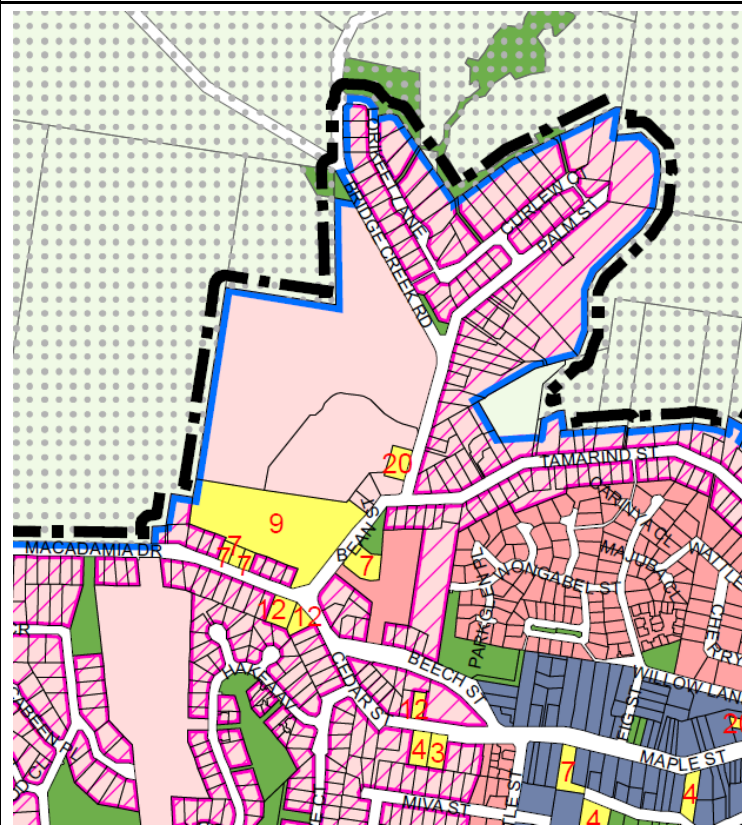


Proposed Amendment



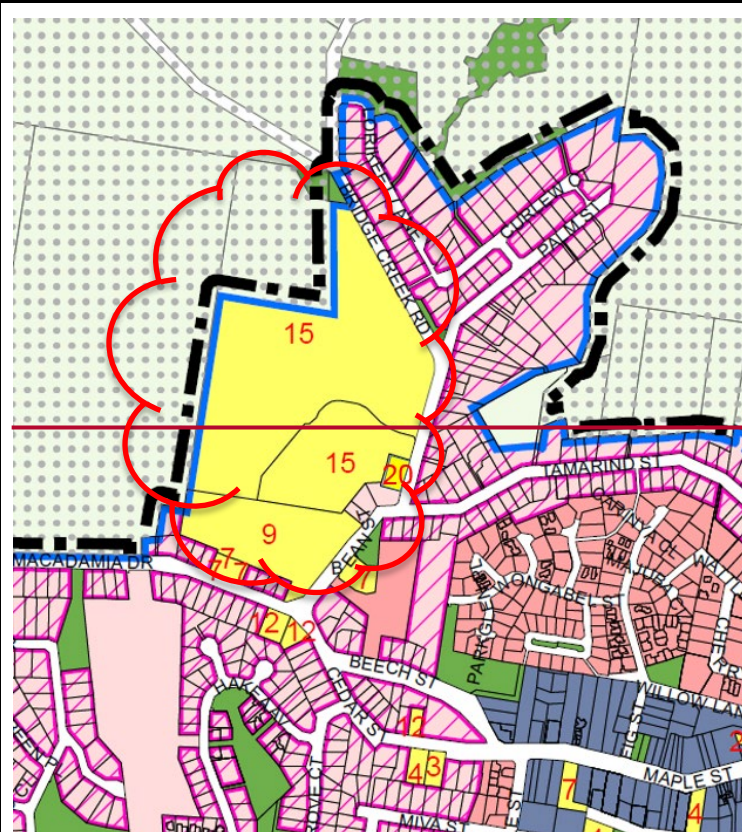
Extract of Zone Map ZM39 (Maleny Local Plan Area)

Existing

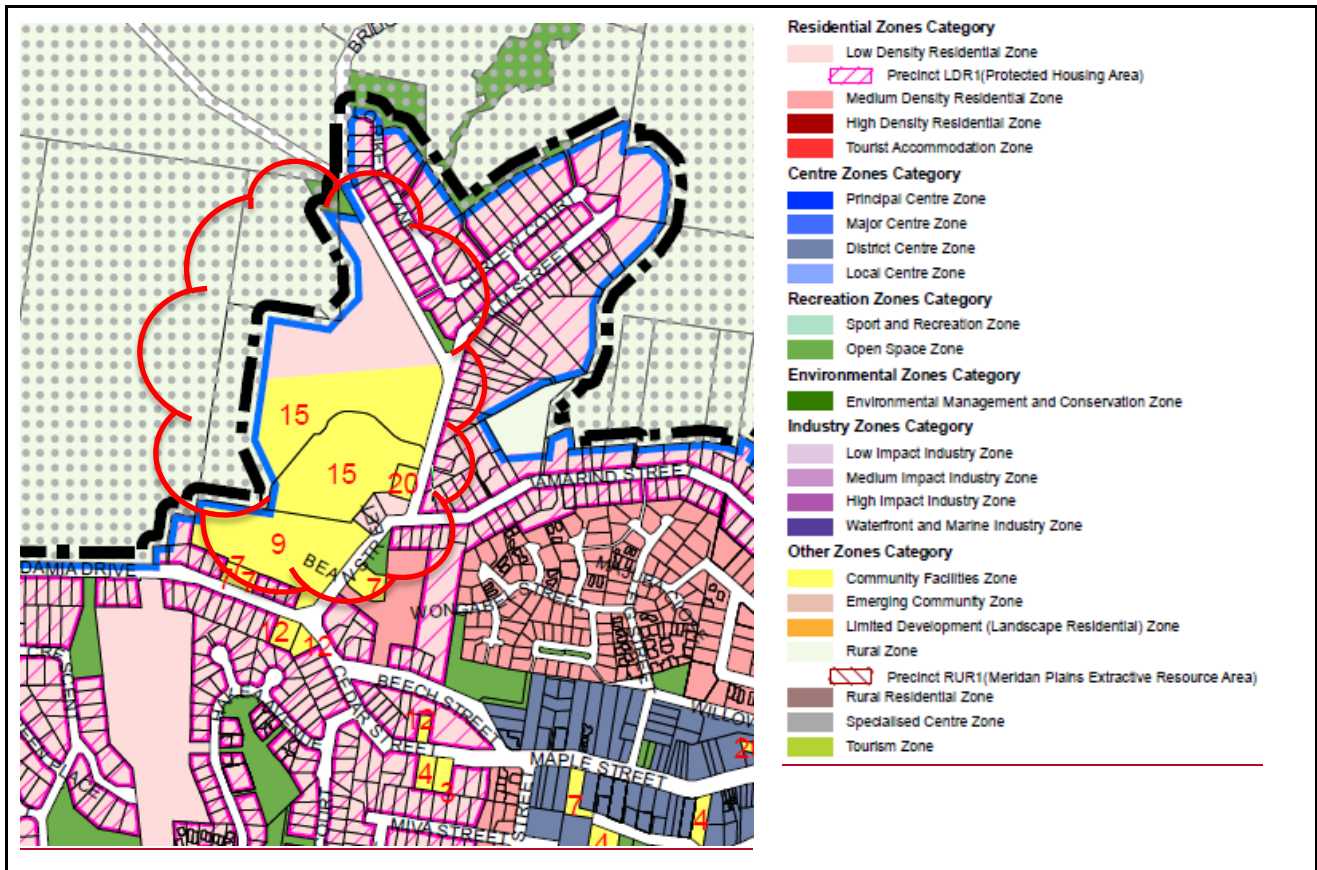


- Residential Zones Category**
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Proposed Amendment

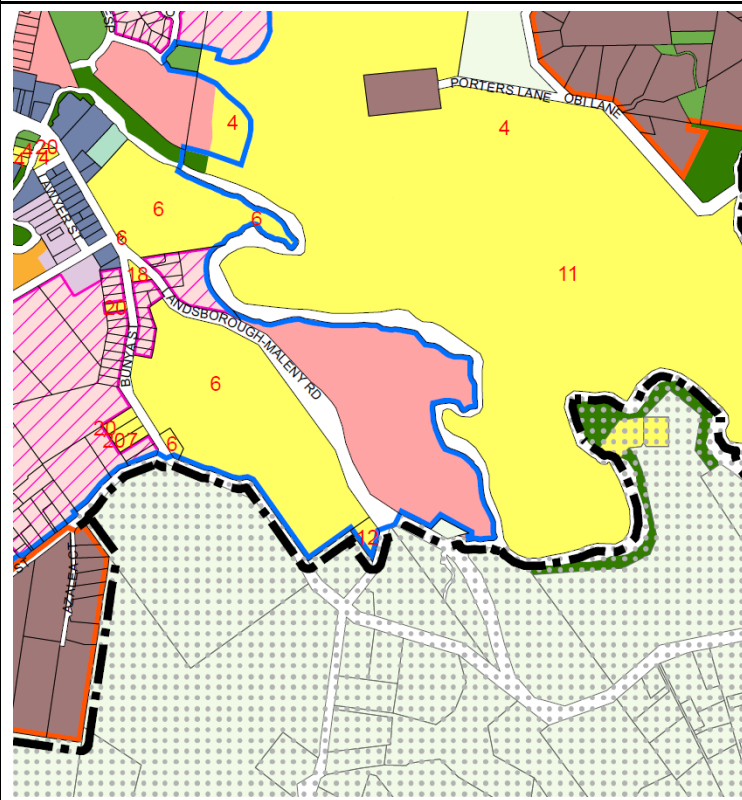


- Residential Zones Category**
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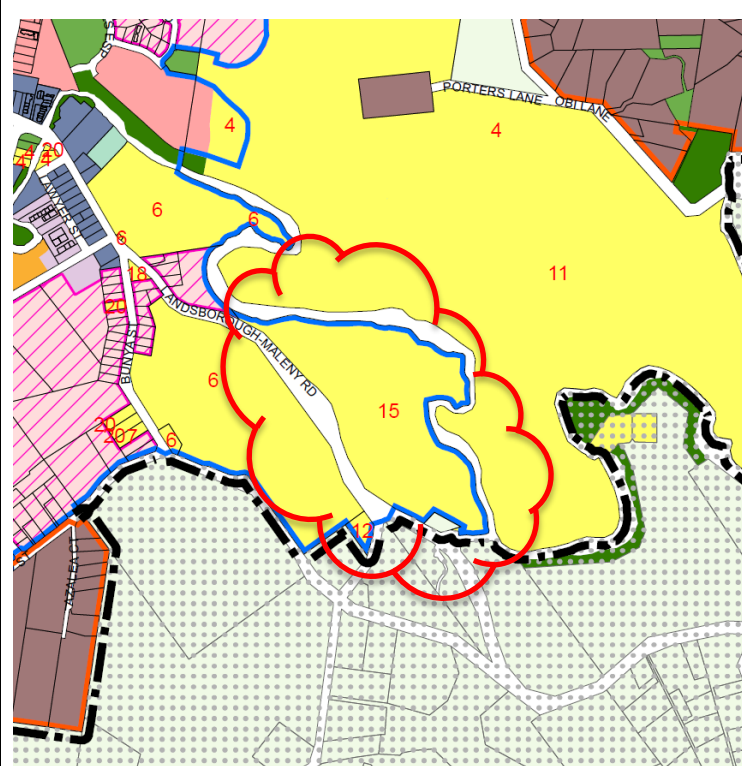
Extract of Zone Map ZM39 (Maleny Local Plan Area)

Existing



- Residential Zones Category**
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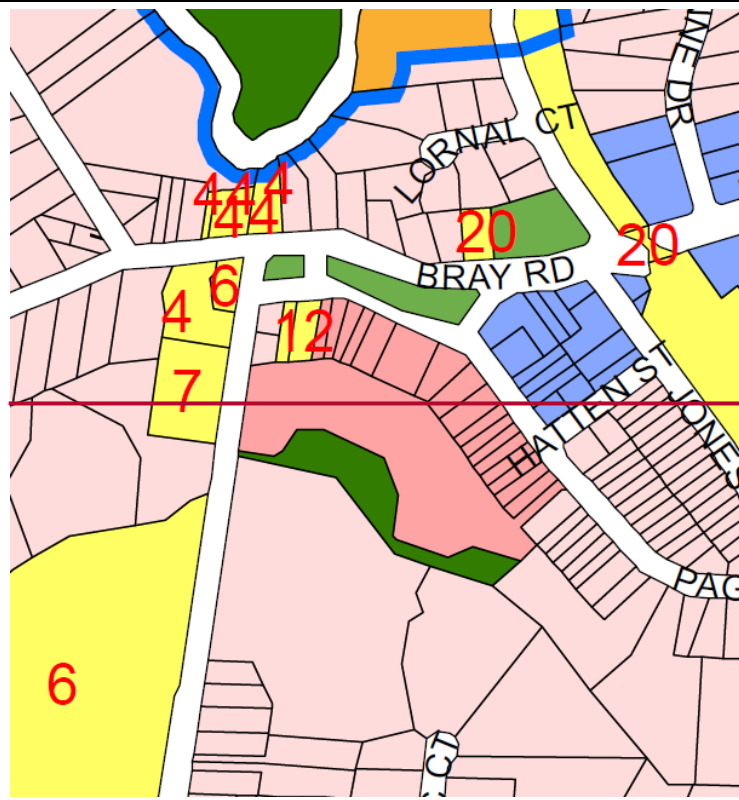
Proposed Amendment



- Residential Zones Category**
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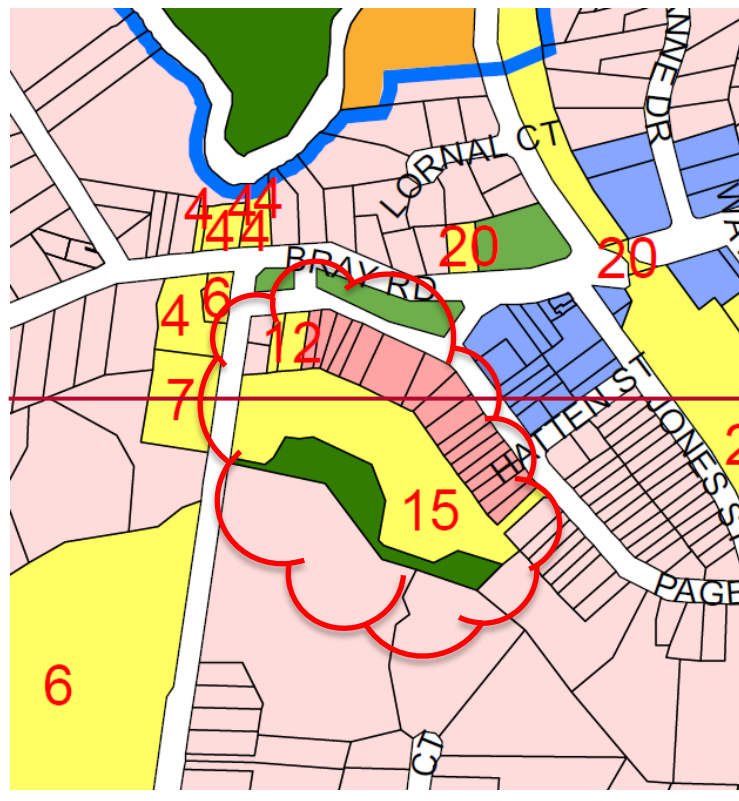
Extract of Zone Map ZM41 (Mooloolah Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1 (Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
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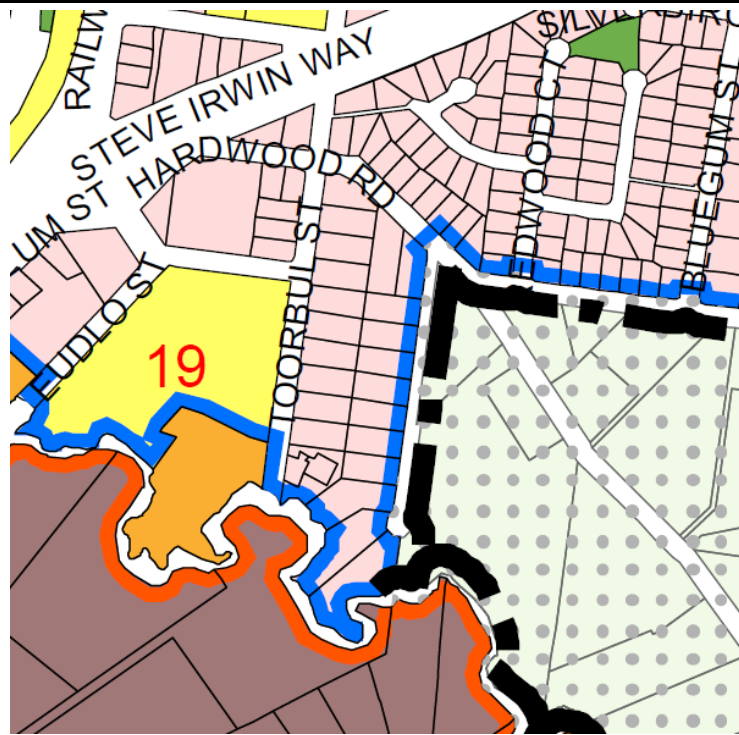
Proposed Amendment



- Residential Zones Category**
 - Low Density Residential Zone
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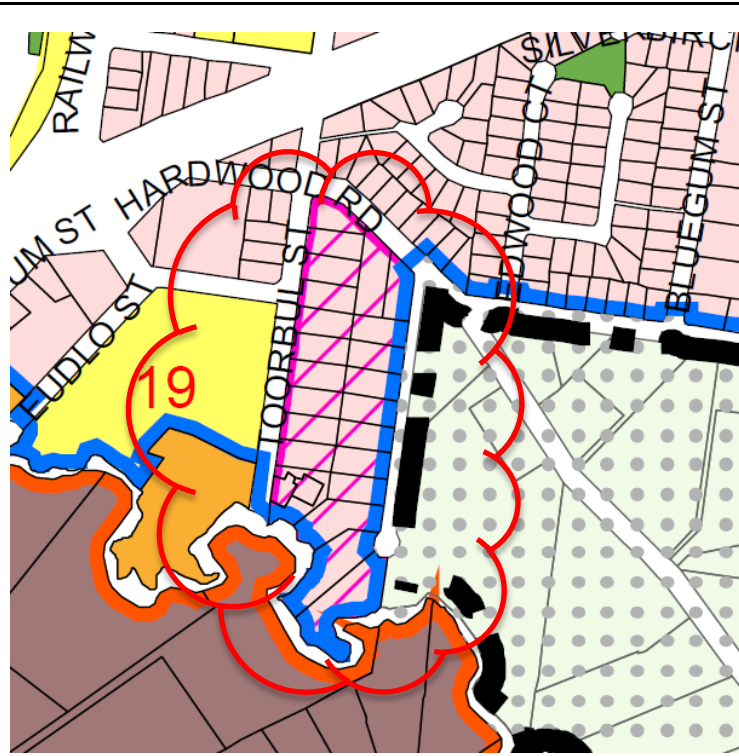
Extract of Zone Map ZM42 (Landsborough Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
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Proposed Amendment



- Residential Zones Category**
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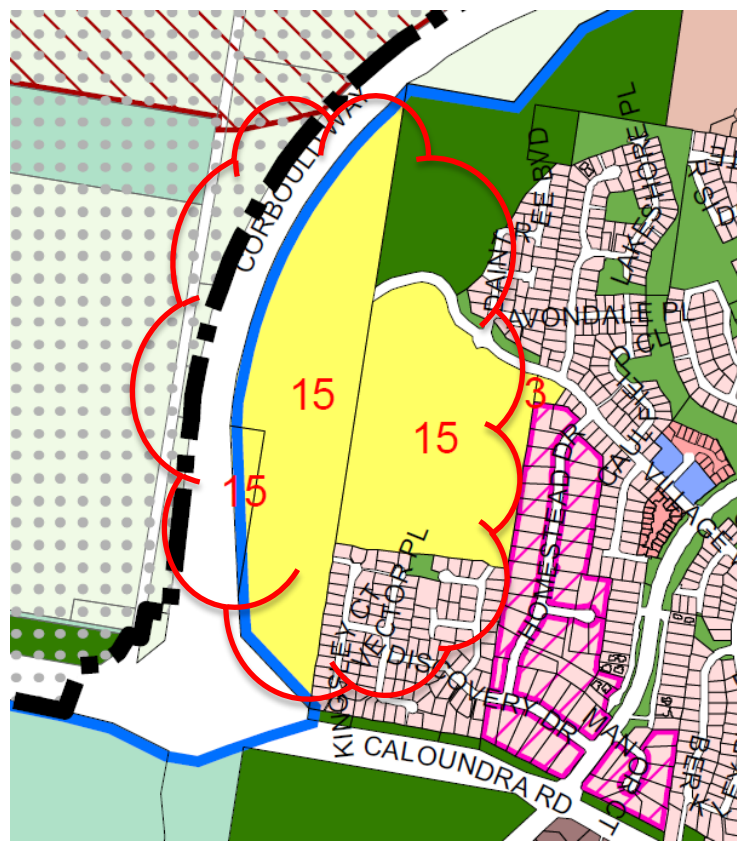
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
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Proposed Amendment



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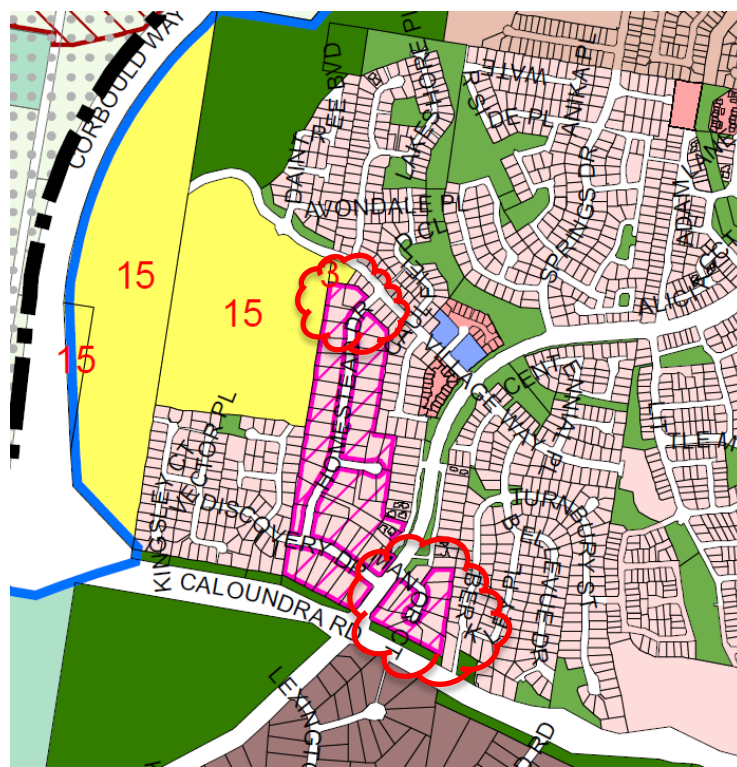
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



- Residential Zones Category**
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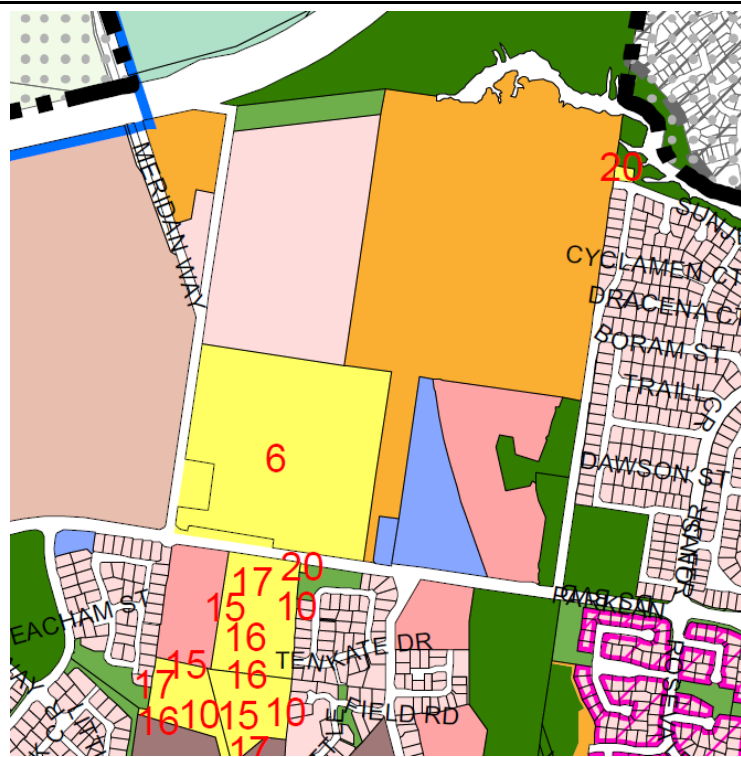
Proposed Amendment



- Residential Zones Category**
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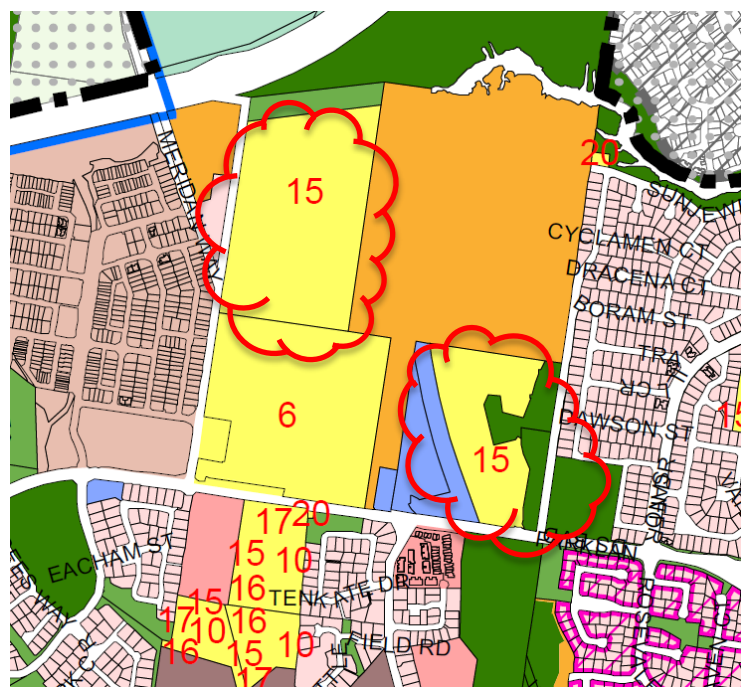
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



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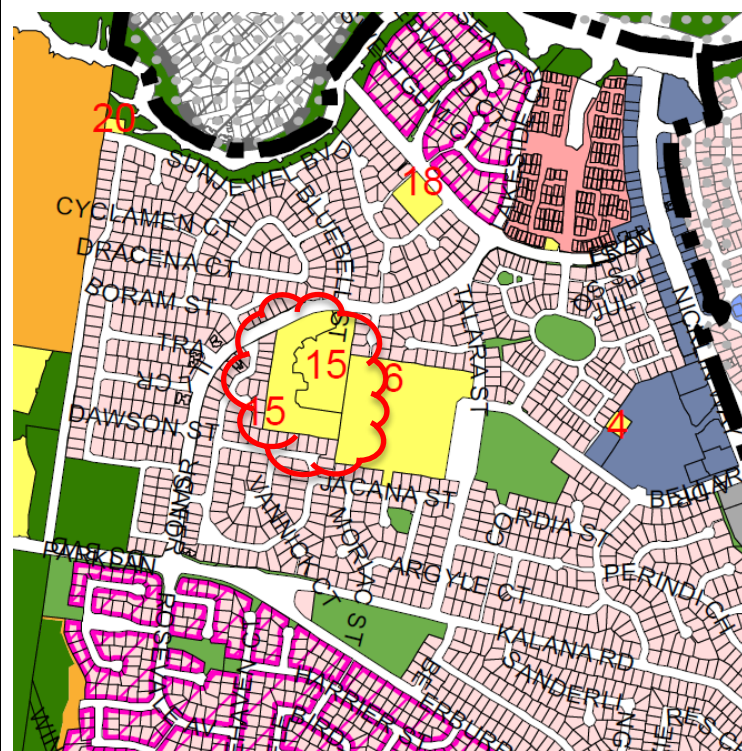
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



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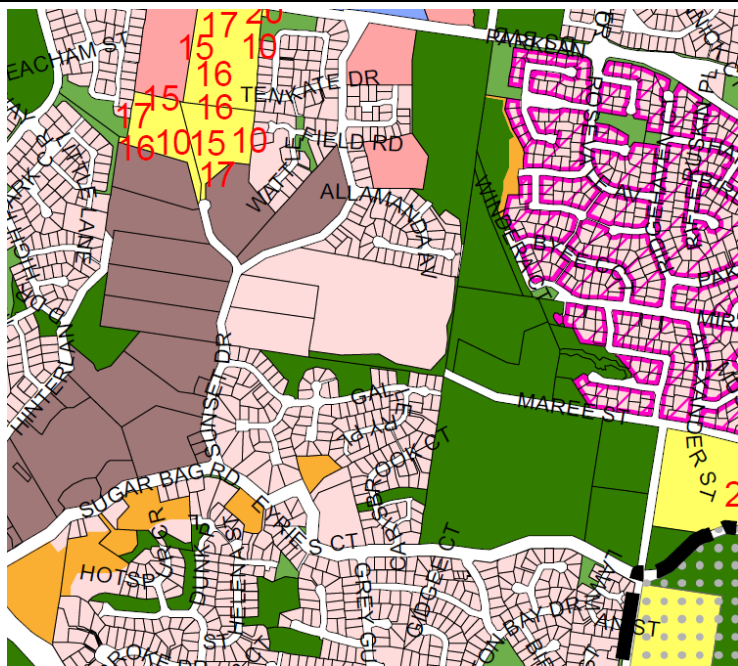
Proposed Amendment



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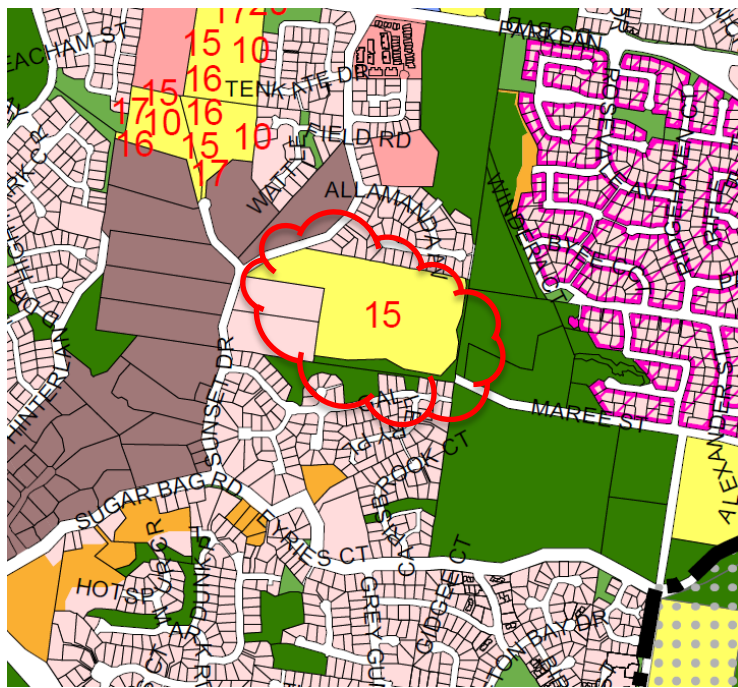
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



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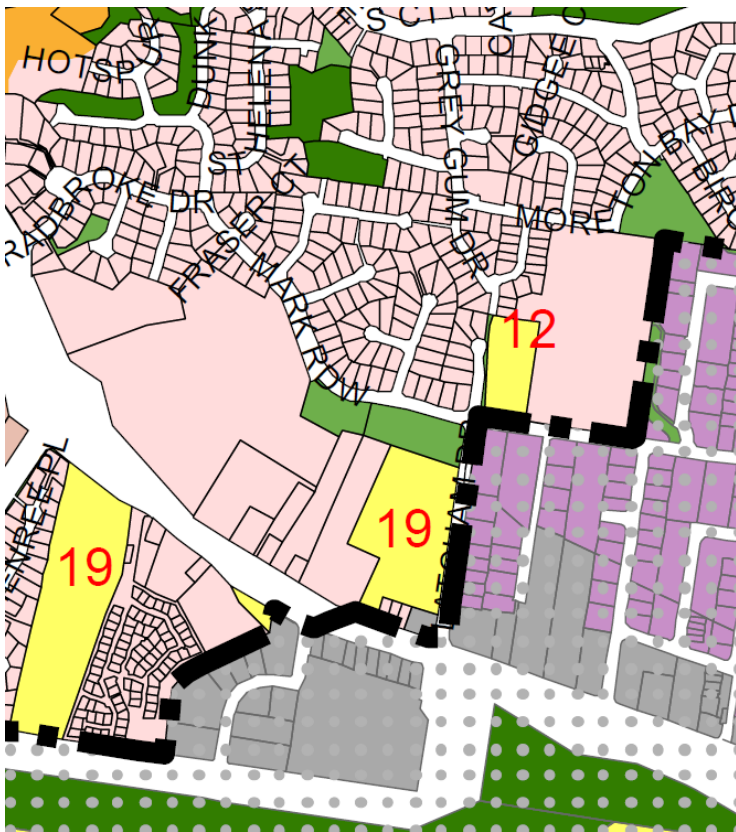
Proposed Amendment



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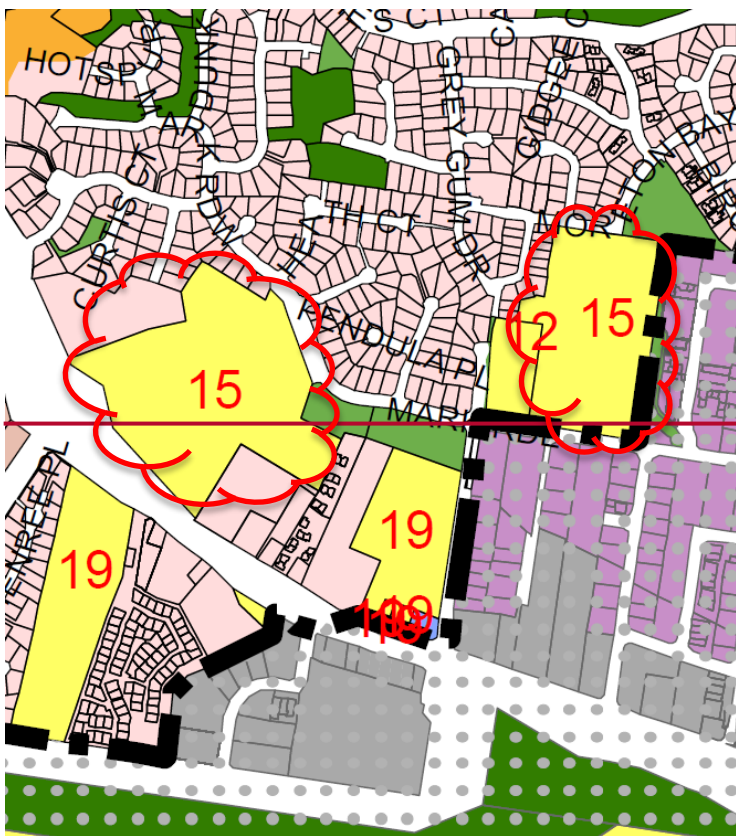
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing

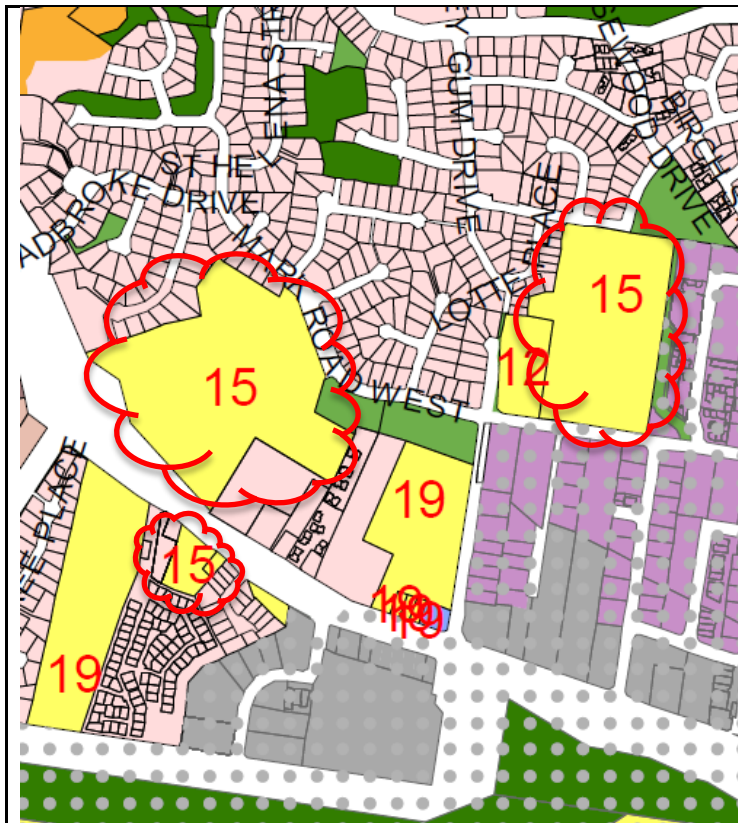


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Proposed Amendment



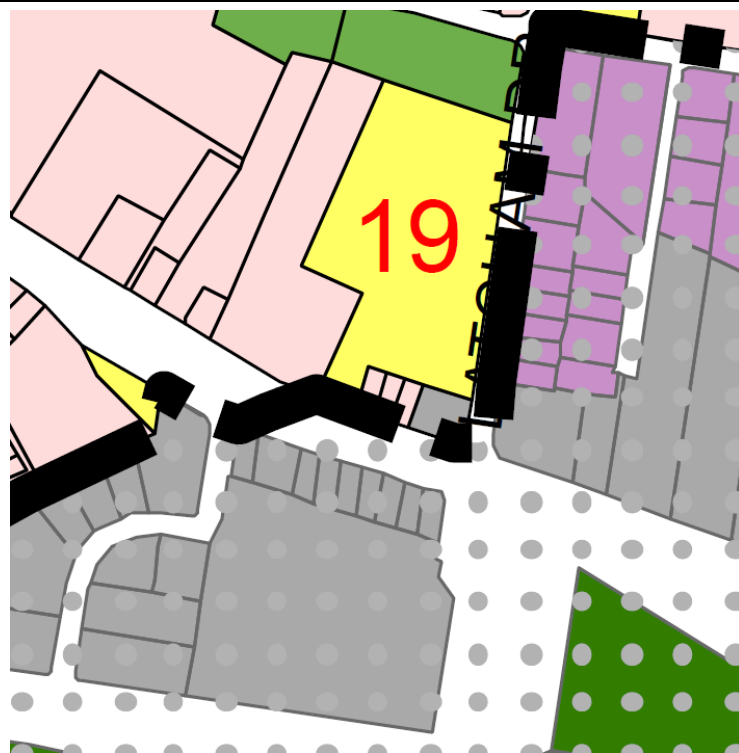
- Residential Zones Category**
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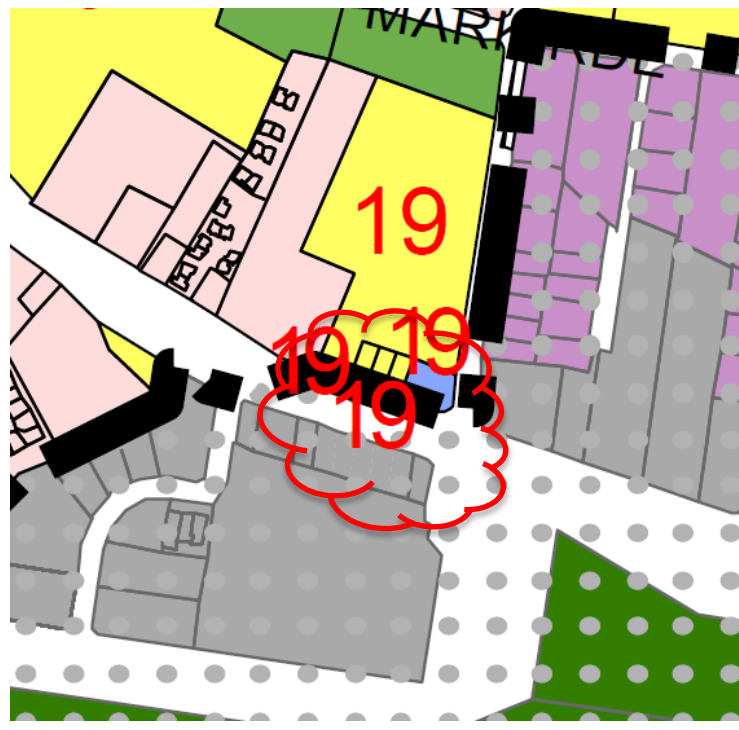
Extract of Zone Map ZM44 (Caloundra West Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
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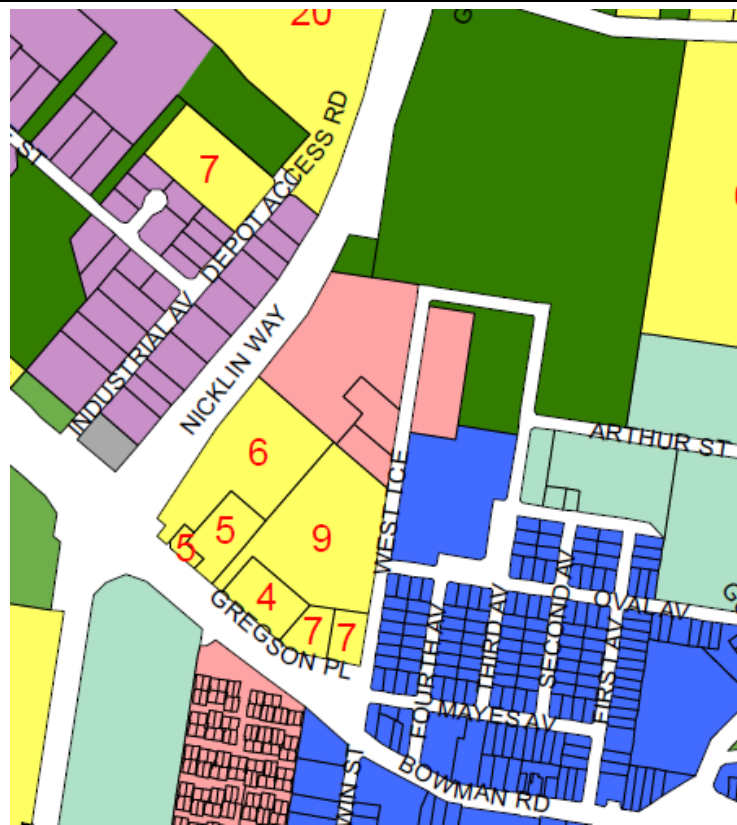
Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
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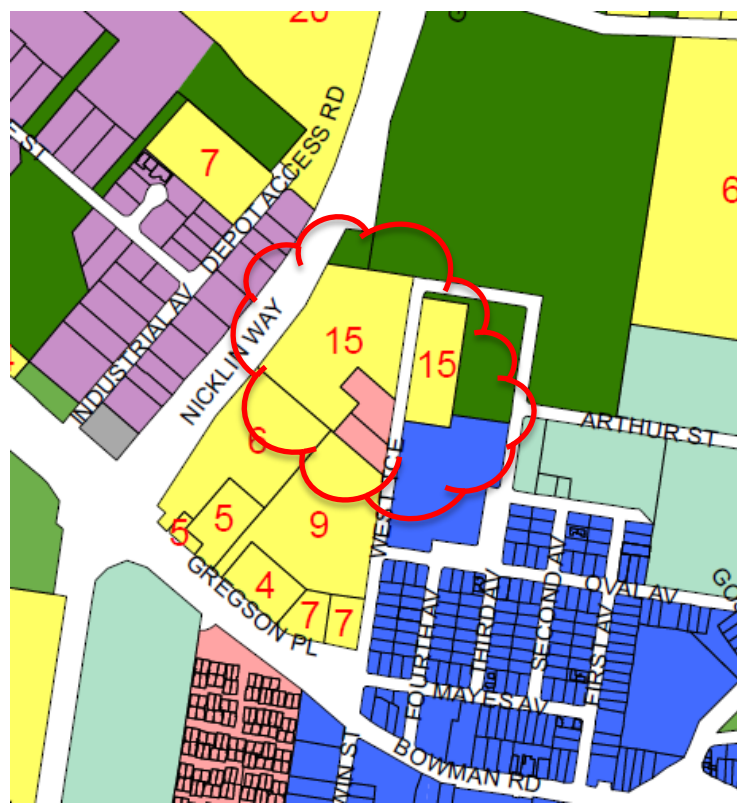
Extract of Zone Map ZM45 (Caloundra Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
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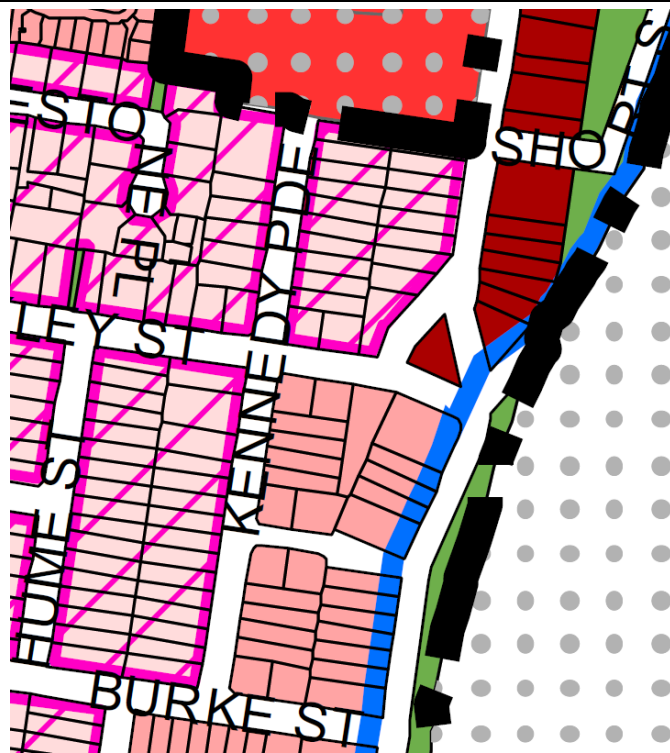
Proposed Amendment



- Residential Zones Category**
 - Low Density Residential Zone
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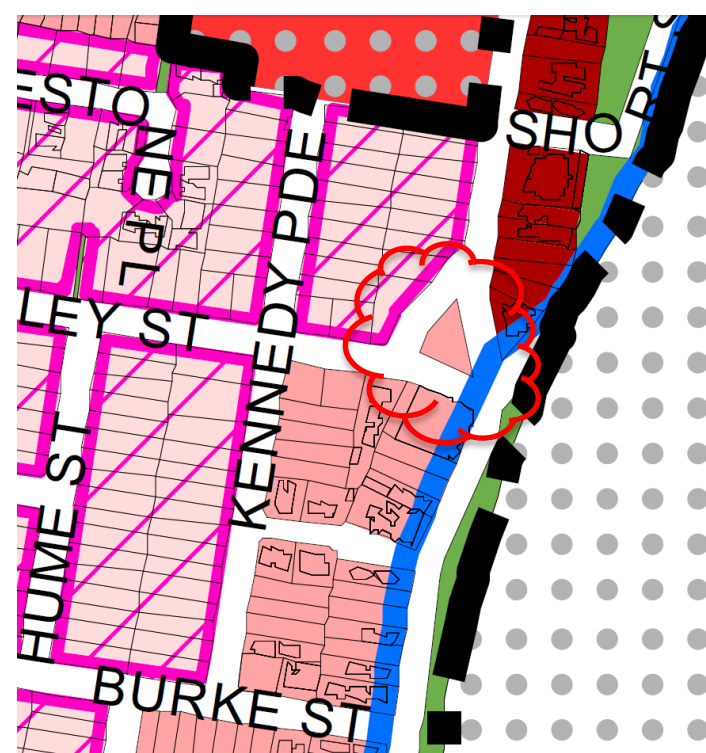
Extract of Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
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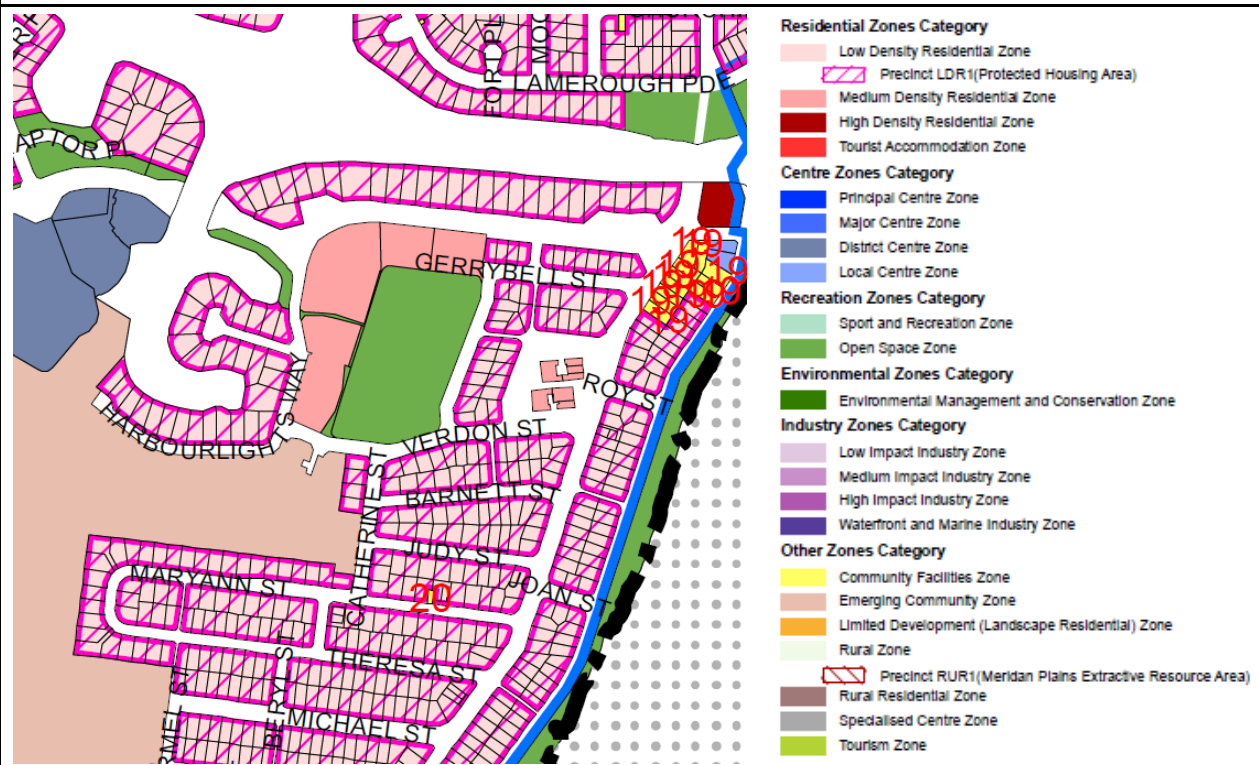
Proposed Amendment



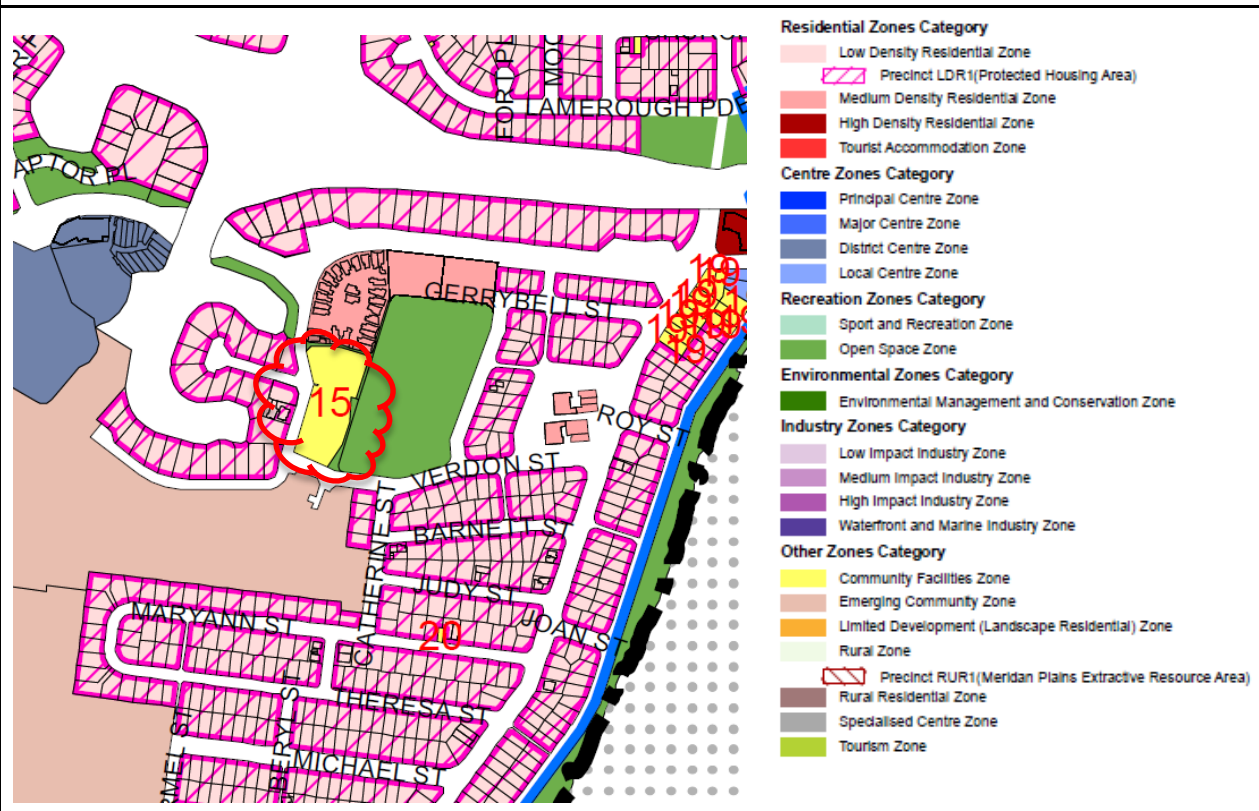
- Residential Zones Category**
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Extract of Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)

Existing

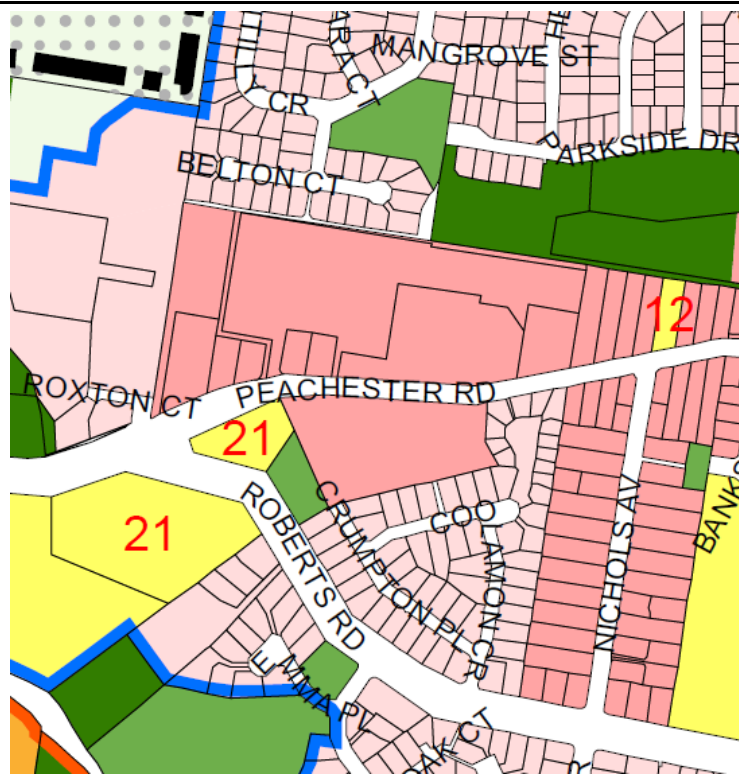


Proposed Amendment



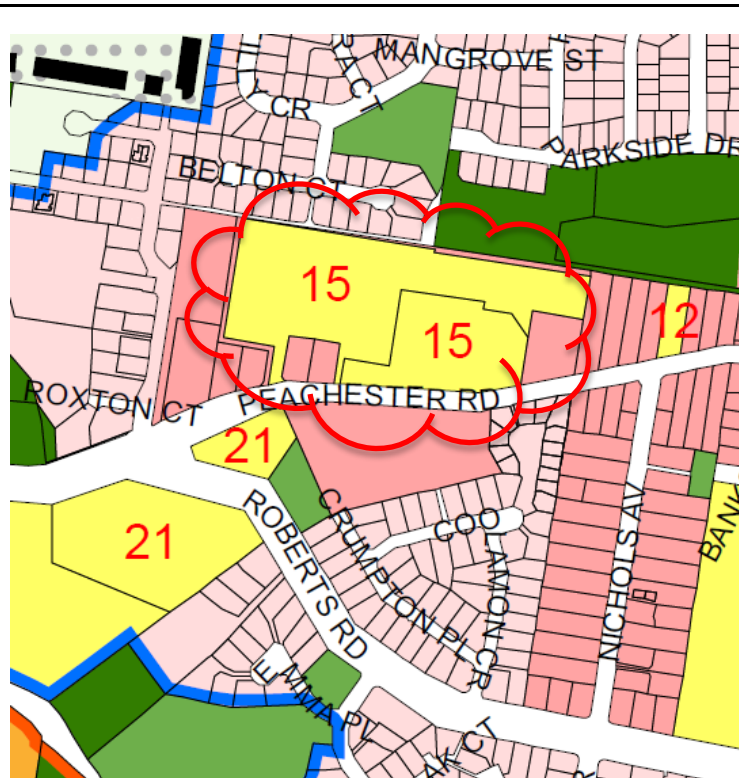
Extract of Zone Map ZM49 (Beerwah Local Plan Area)

Existing



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

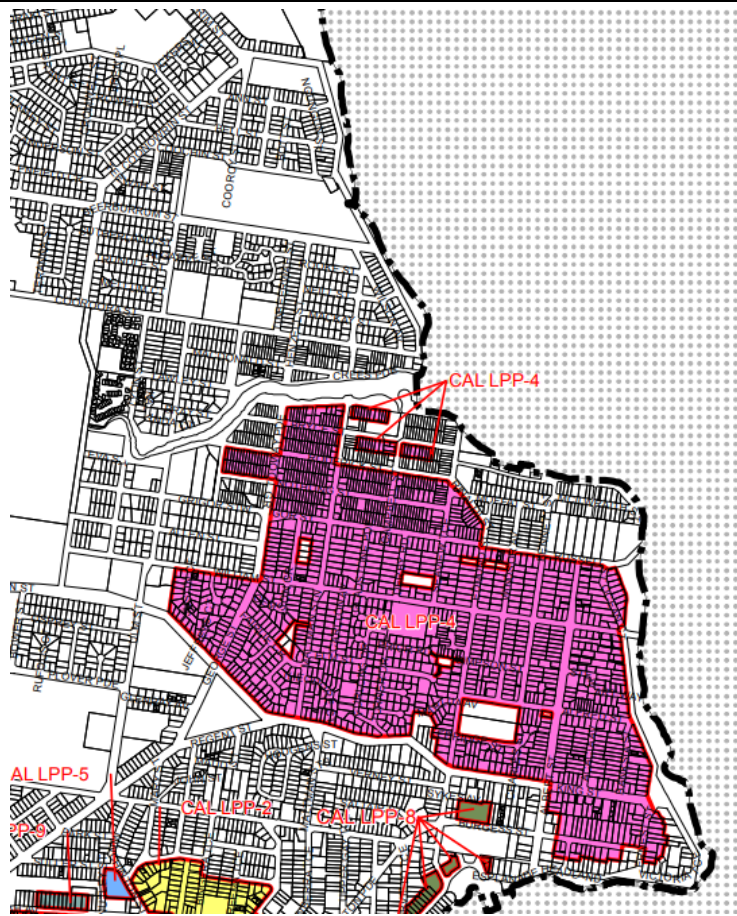
Proposed Amendment



- Residential Zones Category**
- Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Caloundra Local Plan Precincts (LPM45)

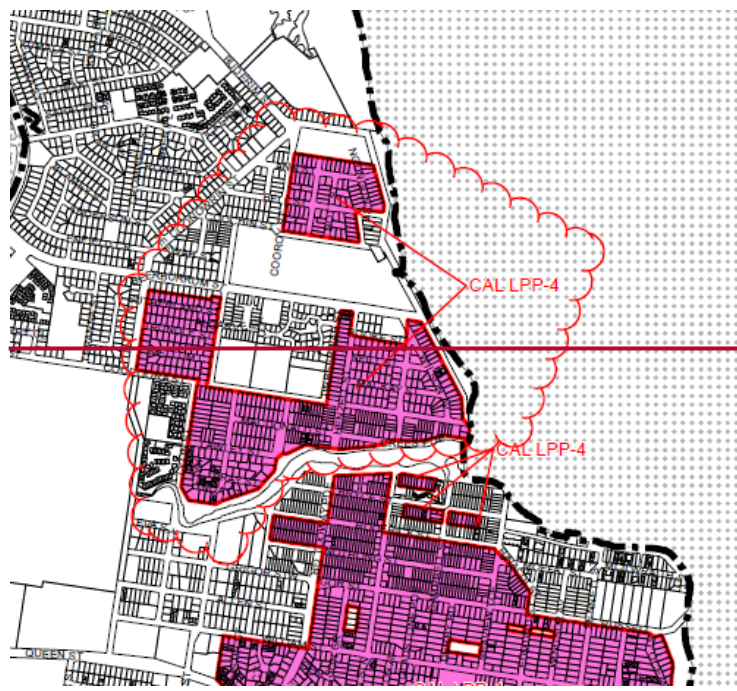
Existing



**Caloundra
Local Plan Precincts**

- CAL LPP-1, Bulcock Street
- CAL LPP-2, Ormuz Avenue
- CAL LPP-3, Bowman Road/Oval Avenue
- CAL LPP-4, Moffat Beach/Shelly Beach
- CAL LPP-5, Events Centre Hospitality Area
- CAL LPP-6, Bulcock Street Hospitality Area
- CAL LPP-7, Bulcock Beach Hospitality Area
- CAL LPP-8, Kings Beach Hospitality Area
- CAL LPP-9, Omrah Avenue
- CAL LPP-10, Caloundra Aerodrome

Proposed Amendment



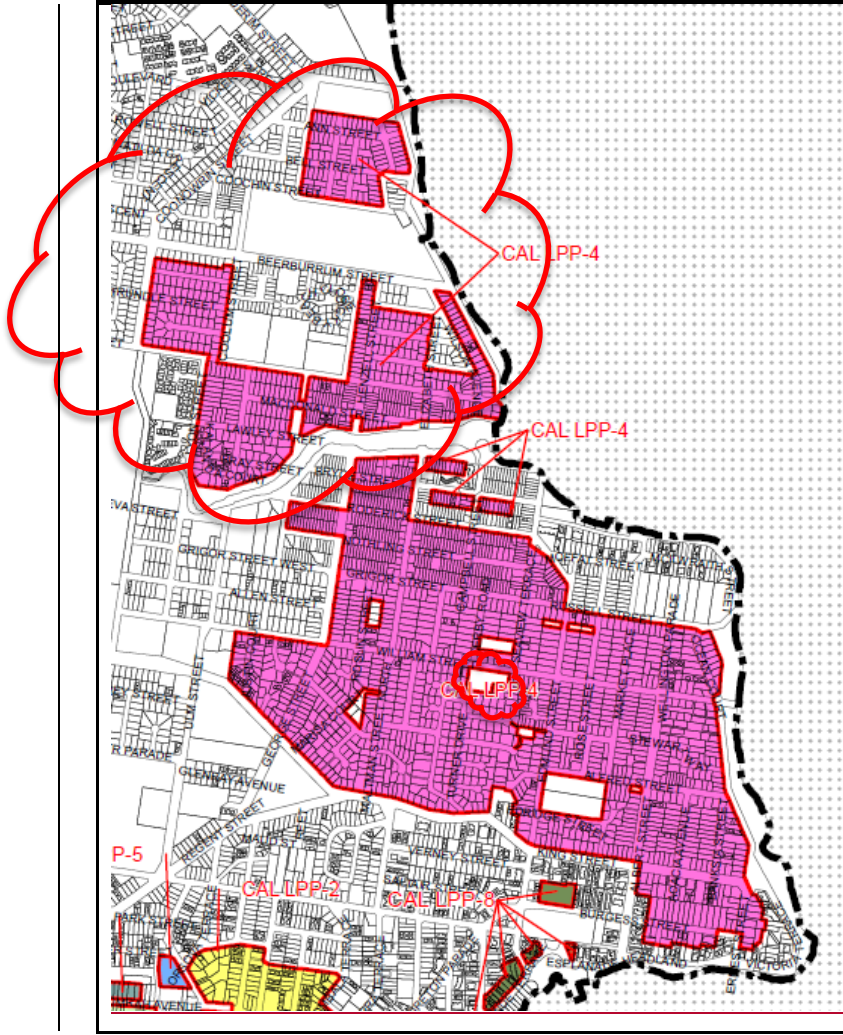
**Caloundra
Local Plan Precincts**

- CAL LPP-1, Bulcock Street
- CAL LPP-2, Ormuz Avenue
- CAL LPP-3, Bowman Road/Oval Avenue
- CAL LPP-4, ~~Moffat Beach/Shelly Beach/Dickly Beach~~
- CAL LPP-5, Events Centre Hospitality Area
- CAL LPP-6, Bulcock Street Hospitality Area
- CAL LPP-7, Bulcock Beach Hospitality Area
- CAL LPP-8, Kings Beach Hospitality Area
- CAL LPP-9, Omrah Avenue
- CAL LPP-10, Caloundra Aerodrome

Caloundra Local Plan Precincts (LPM45)

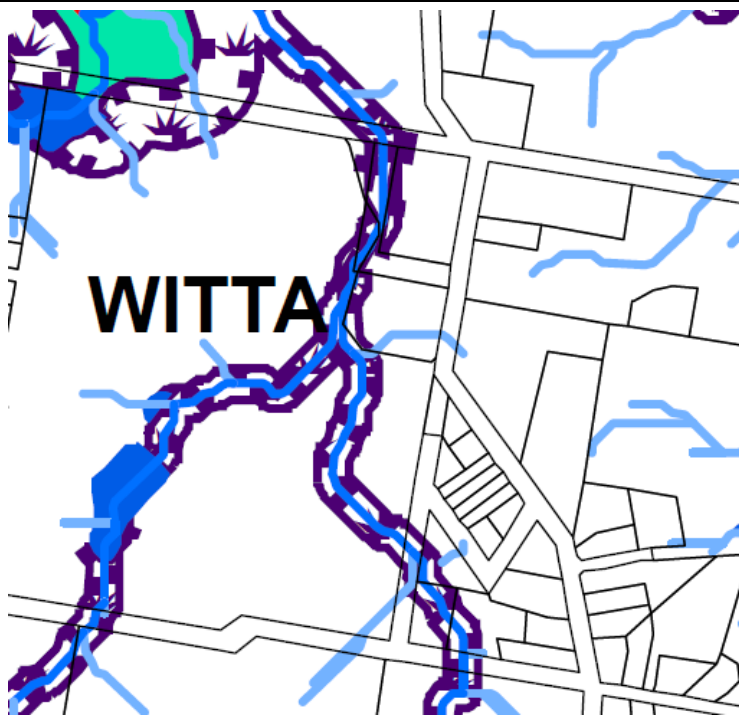
**Caloundra
Local Plan Precincts**

- CAL LPP-1, Bulcock Street
- CAL LPP-2, Ormuz Avenue
- CAL LPP-3, Bowman Road/Oval Avenue
- CAL LPP-4, Moffat Beach/Shelly Beach/Dicky Beach
- CAL LPP-5, Events Centre Hospitality Area
- CAL LPP-6, Bulcock Street Hospitality Area
- CAL LPP-7, Bulcock Beach Hospitality Area
- CAL LPP-8, Kings Beach Hospitality Area
- CAL LPP-9, Omrah Avenue
- CAL LPP-10, Caloundra Aerodrome



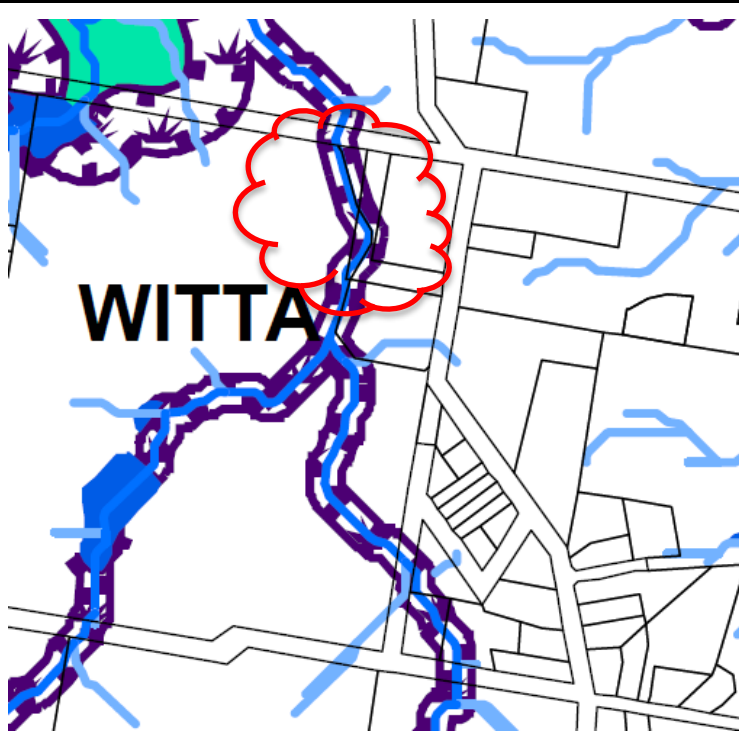
Extract of Biodiversity, Waterways and Wetlands Overlay Map OVM25C (ii) (Rural Map)

Existing



- Waterways**
 - Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
- Waterbodies**
 - Natural Waterbodies
 - Constructed Waterbodies
- Wetlands**
 - Wetlands
 - Ramsar Wetlands
- Declared Fish Habitat Areas**
 - Declared Fish Habitat Area
- Riparian Areas**
 - Riparian Protection Area

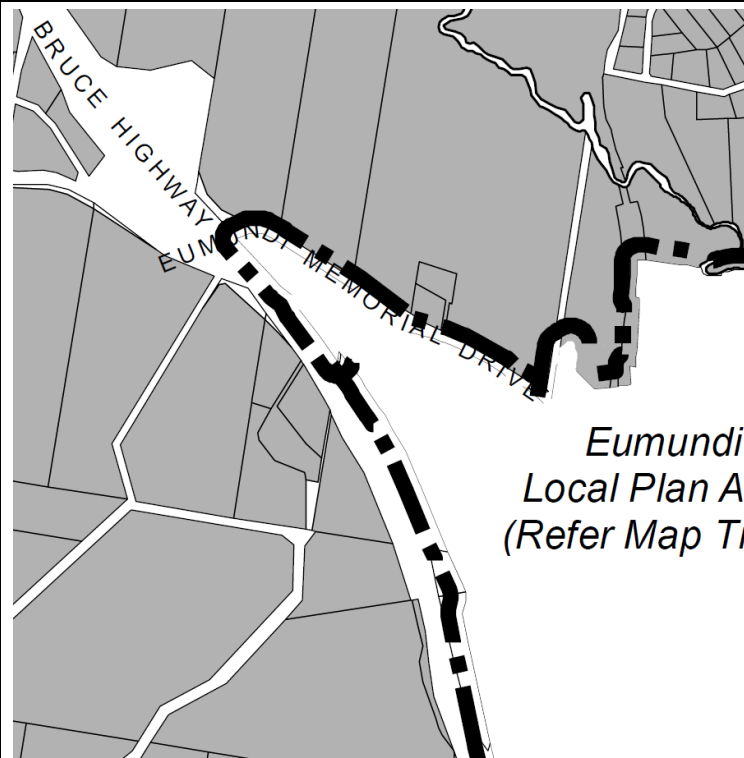
Proposed Amendment





















- Waterways**
 - Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
- Waterbodies**
 - Natural Waterbodies
 - Constructed Waterbodies
- Wetlands**
 - Wetlands
 - Ramsar Wetlands
- Declared Fish Habitat Areas**
 - Declared Fish Habitat Area
- Riparian Areas**
 - Riparian Protection Area

Extract of Height of Buildings and Structures Overlay Map OVM2H (Rural Map)

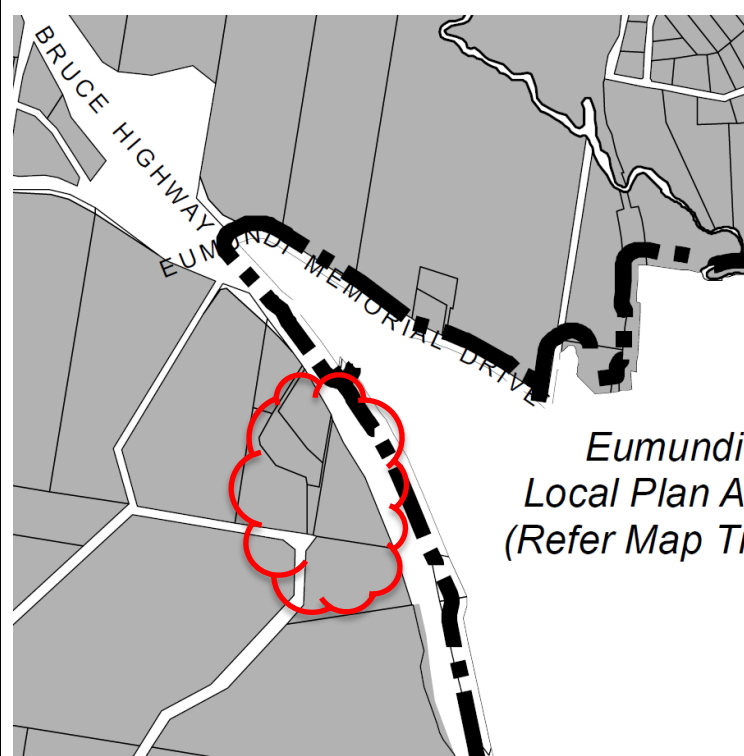
Existing



Maximum Height of Buildings and Structures

	6 metres		15 metres
	8 metres		16 metres
	8.5 metres		18 metres
	9 metres		20 metres
	10 metres		21 metres
	11 metres		25 metres
	12 metres		30 metres
	13 metres		37.5 metres
	14 metres		45 metres

Proposed Amendment

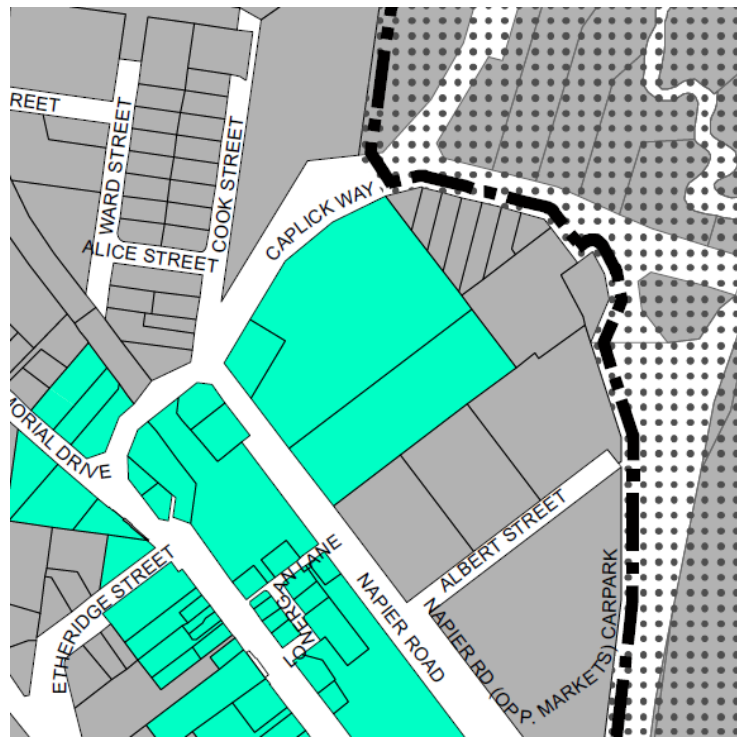


Maximum Height of Buildings and Structures

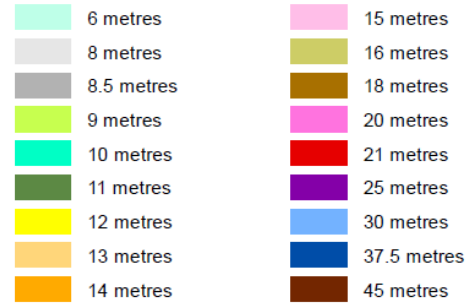
	8.5 metres
	10 metres
	12 metres
	15 metres
	18 metres
	21 metres
	25 metres
	30 metres
	37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)

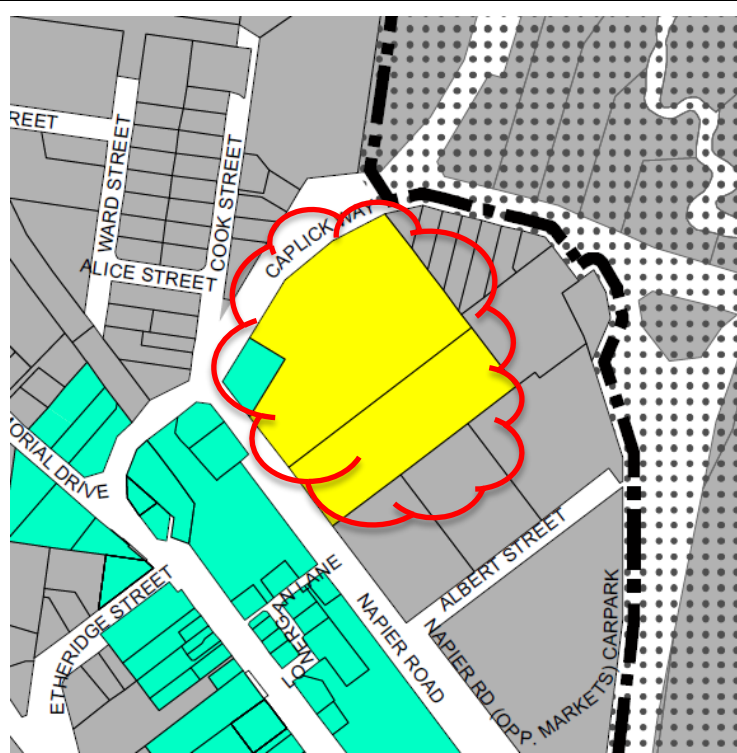
Existing



Maximum Height of Buildings and Structures



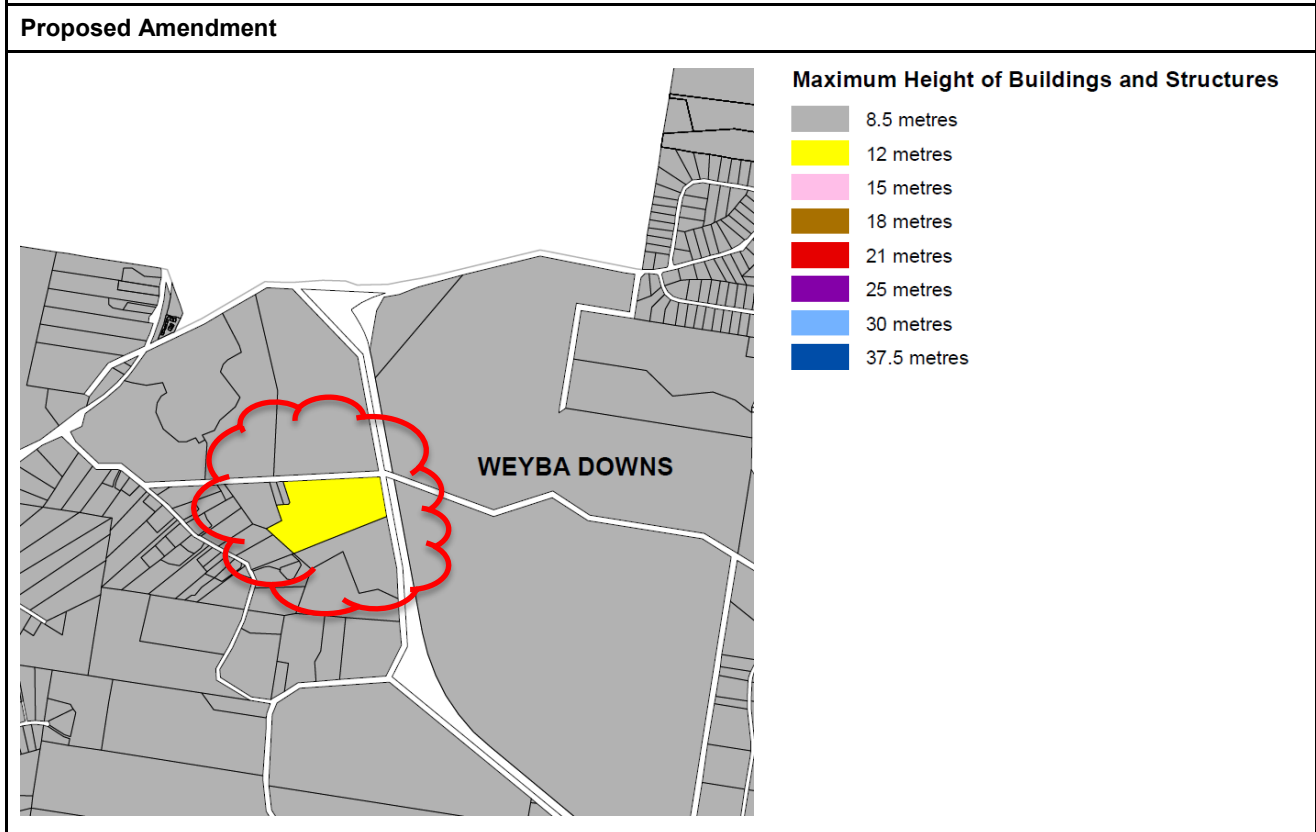
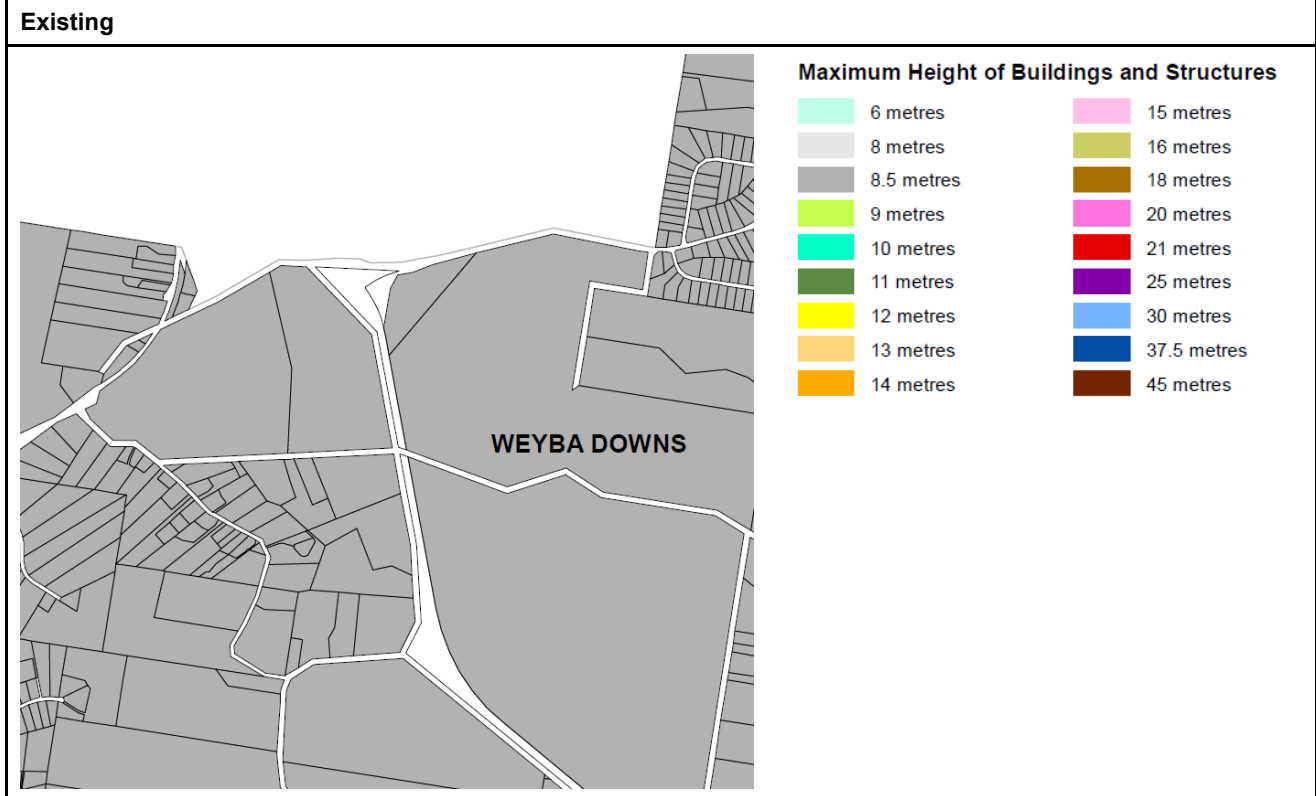
Proposed Amendment



Maximum Height of Buildings and Structures

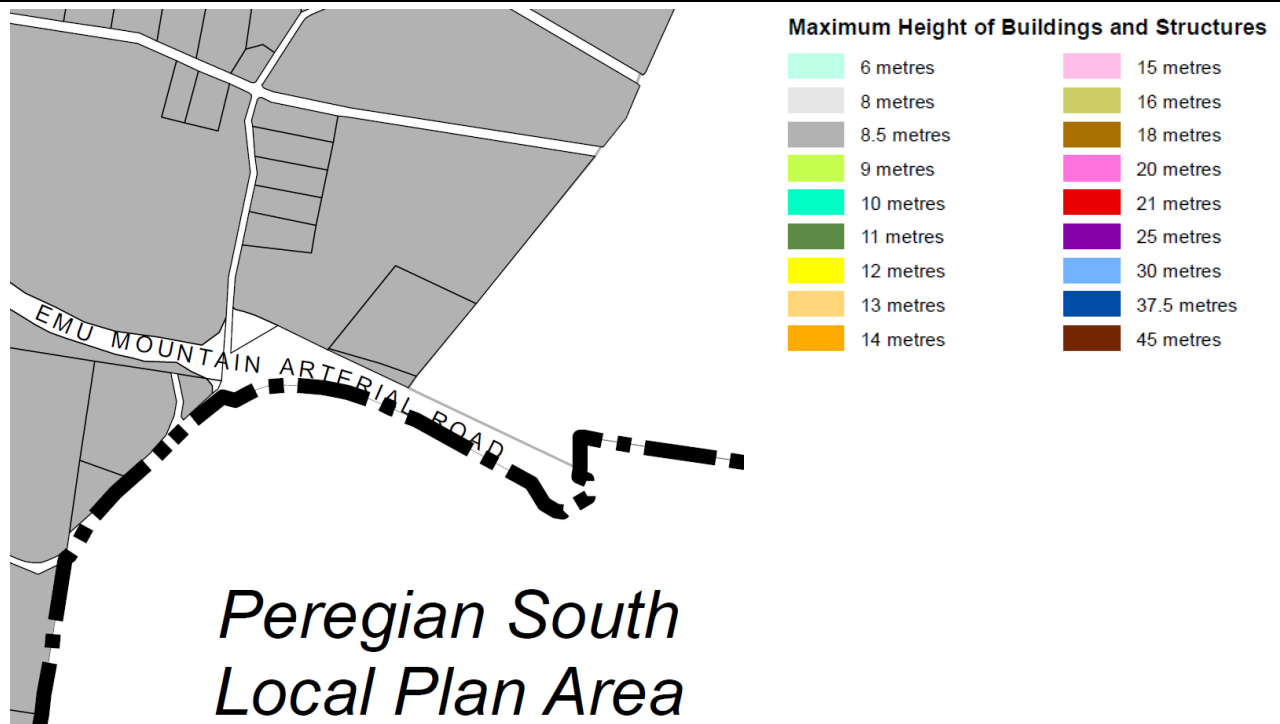


Extract of Height of Buildings and Structures Overlay Map OVM4H (Rural Map)

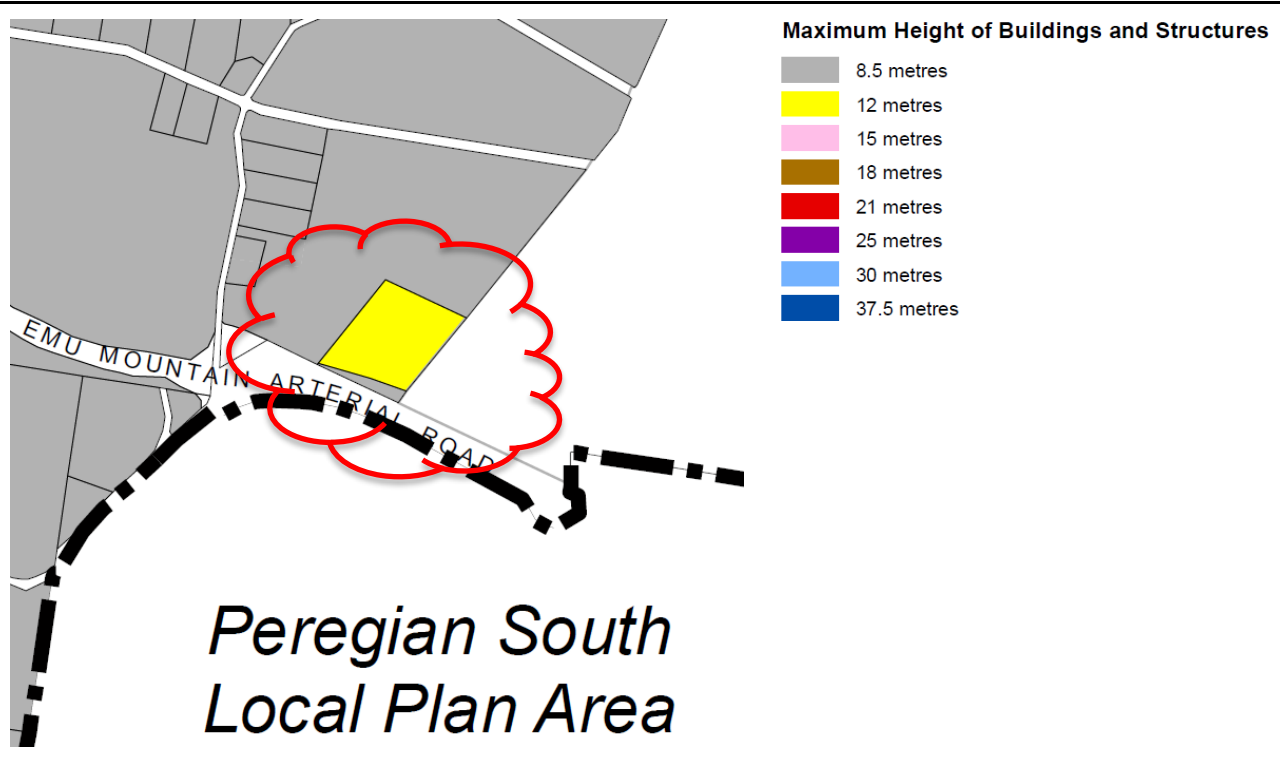


Extract of Height of Buildings and Structures Overlay Map OVM4H (Rural Map)

Existing

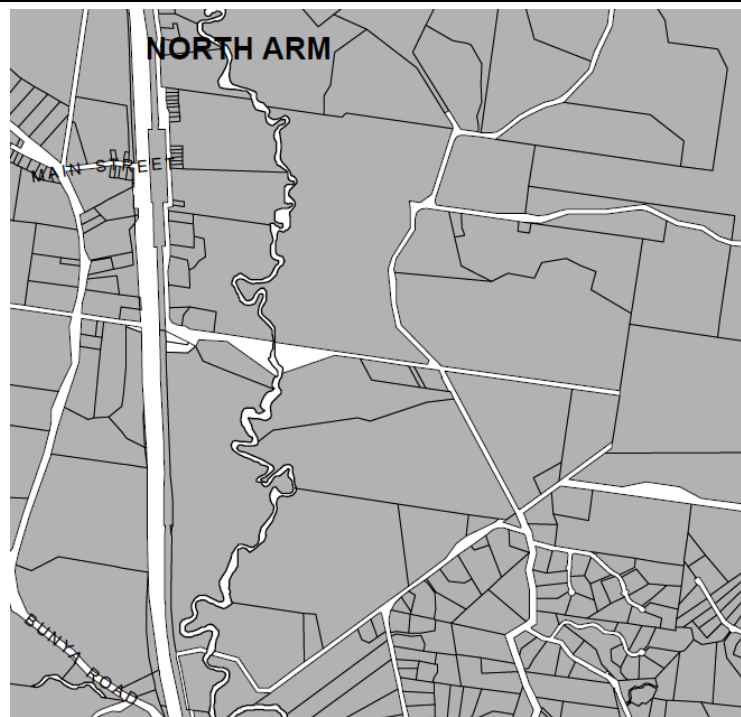


Proposed Amendment



Extract of Height of Buildings and Structures Overlay Map OVM7H (Rural Map)

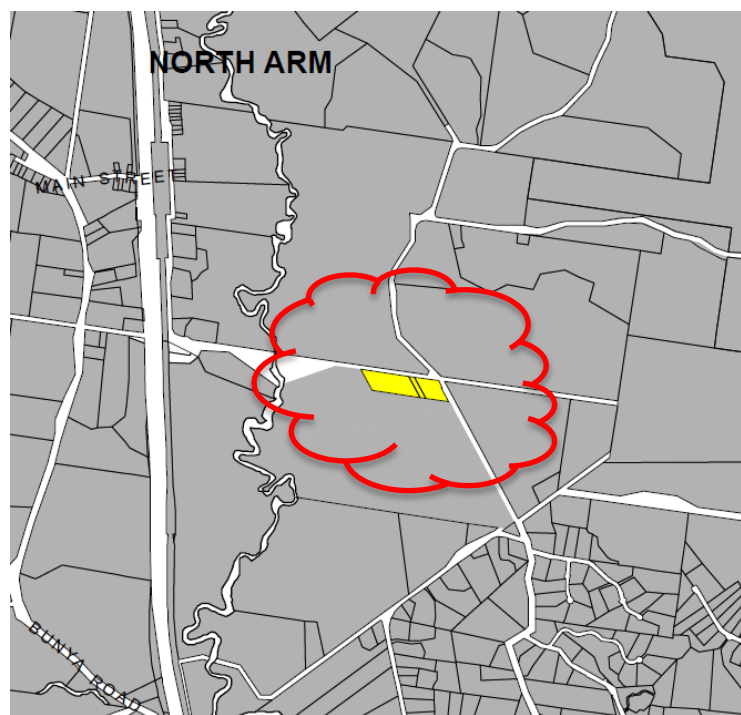
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

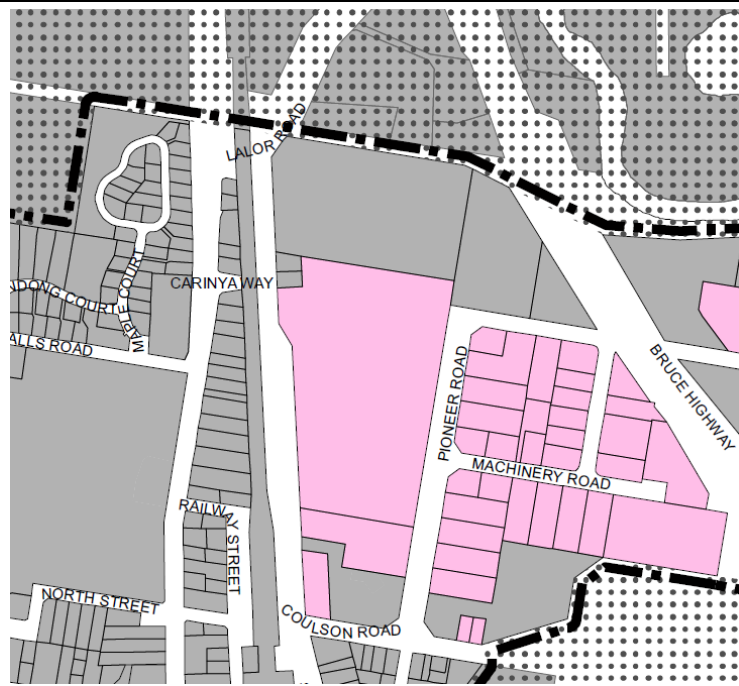


Maximum Height of Buildings and Structures

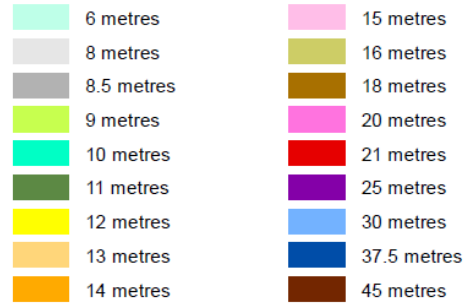
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)

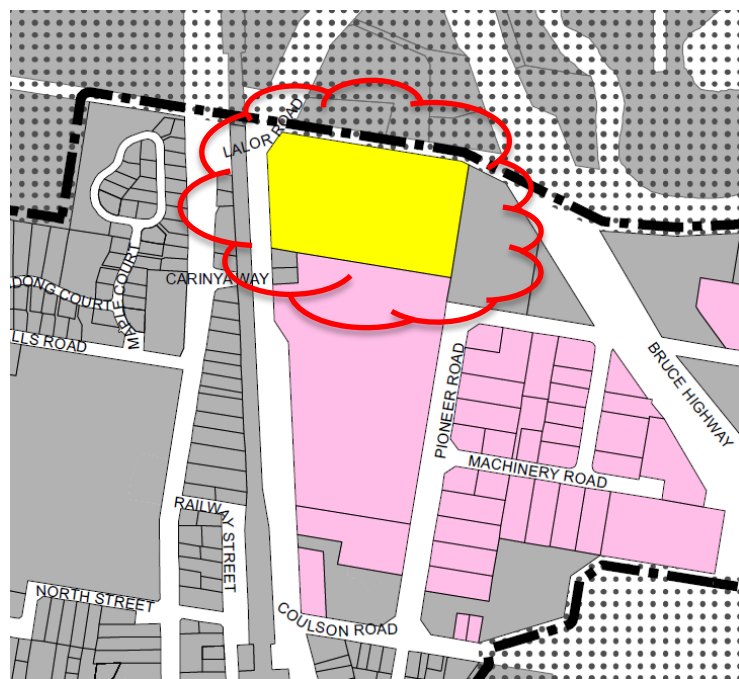
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

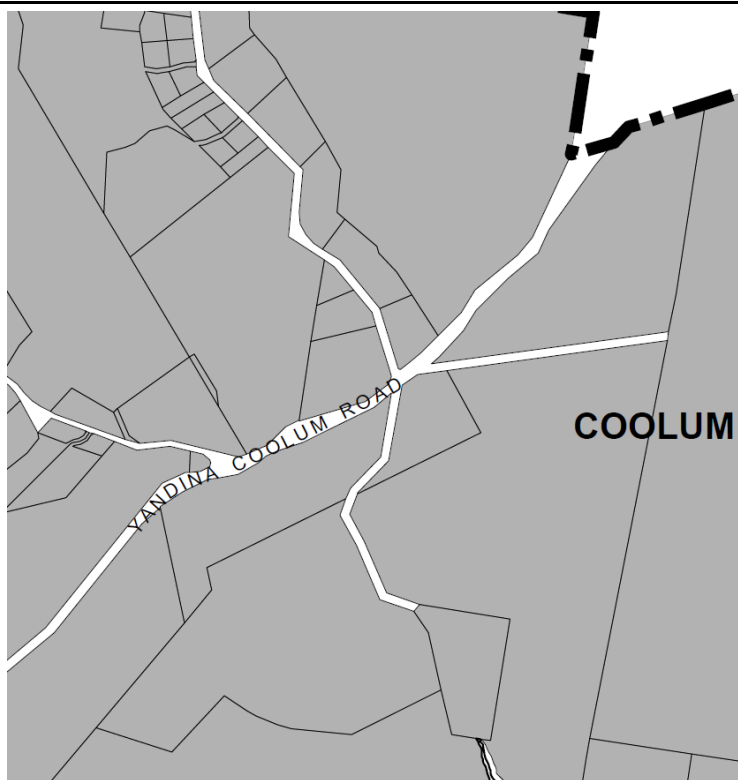


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM9H (Rural Map)

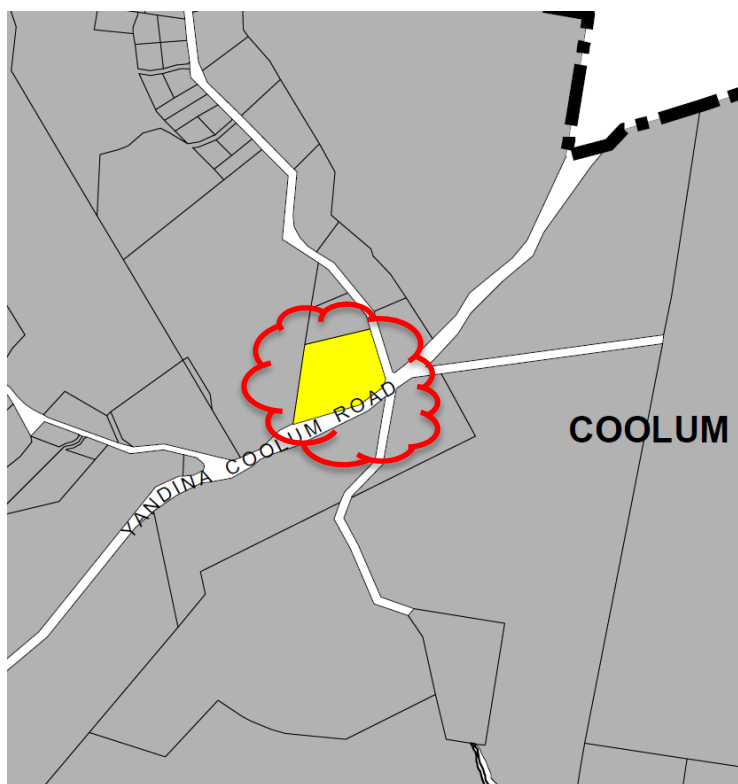
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

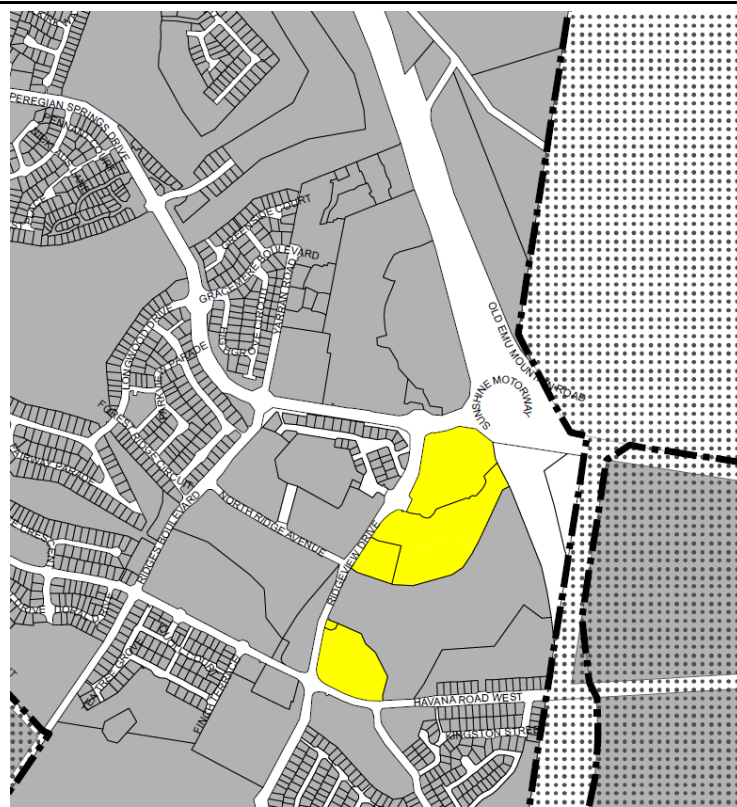


Maximum Height of Buildings and Structures

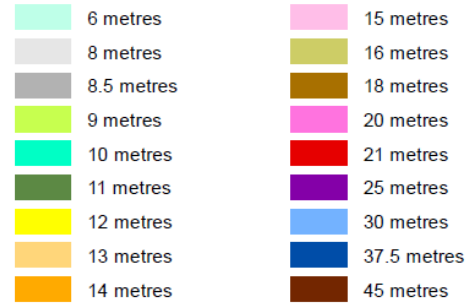
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)

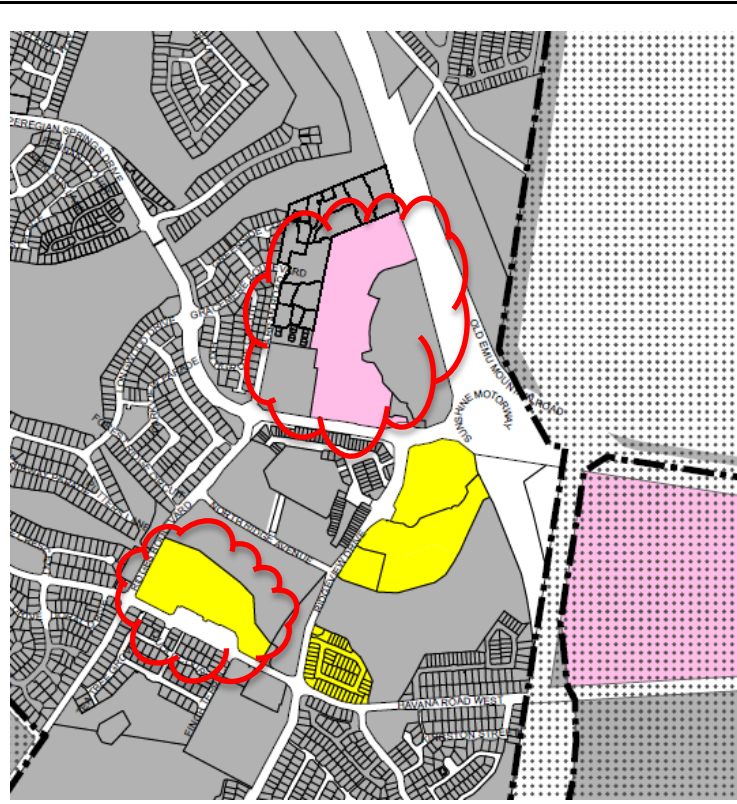
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

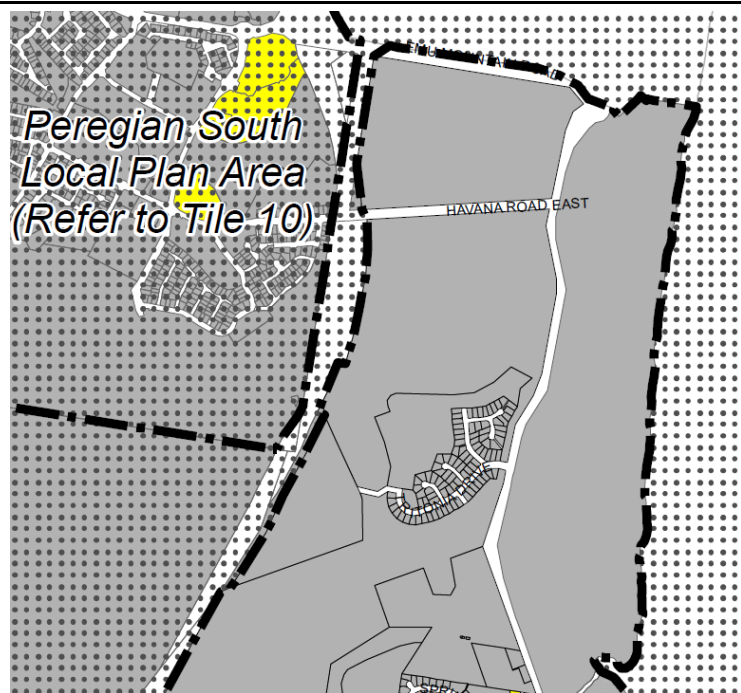


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)

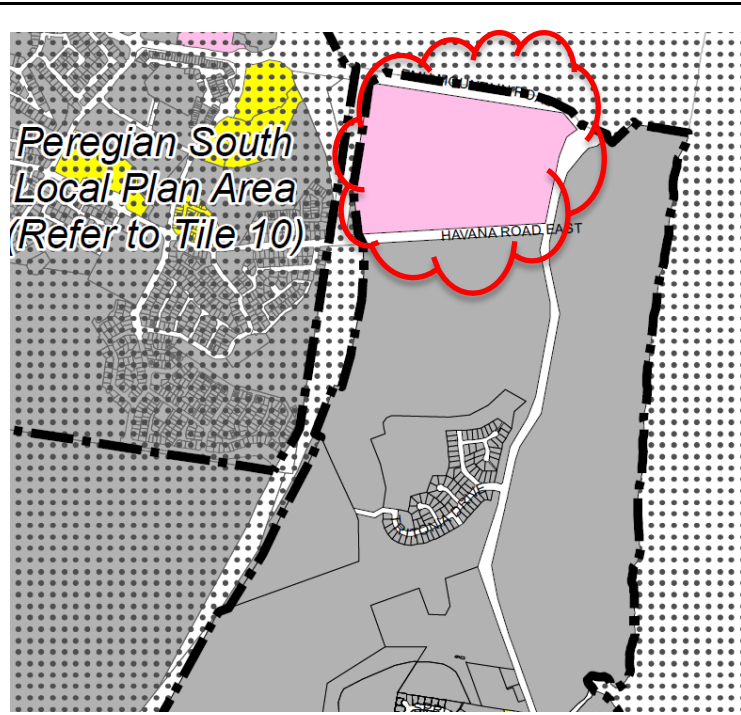
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

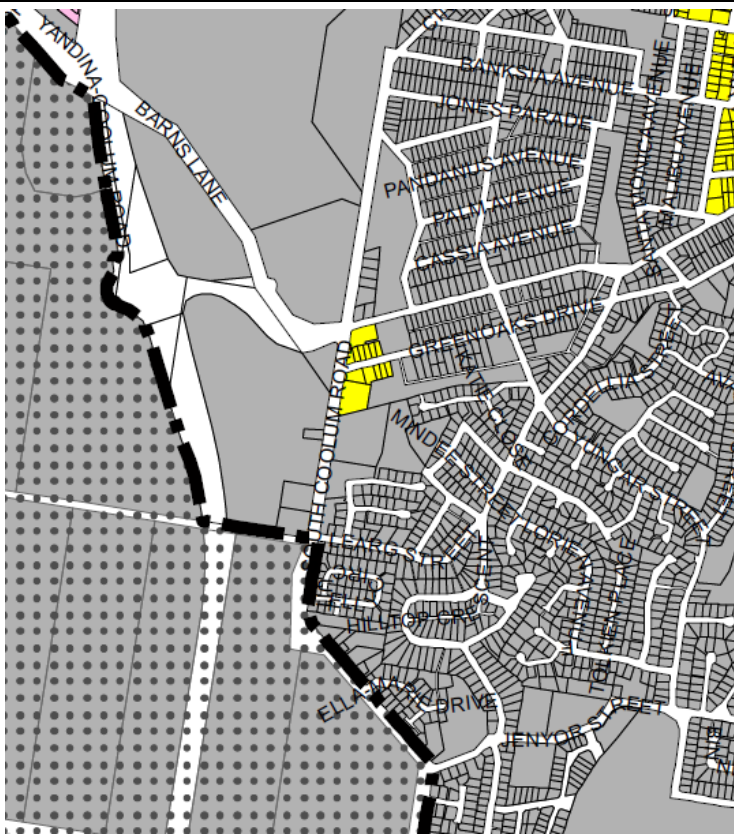


Maximum Height of Buildings and Structures



















 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)

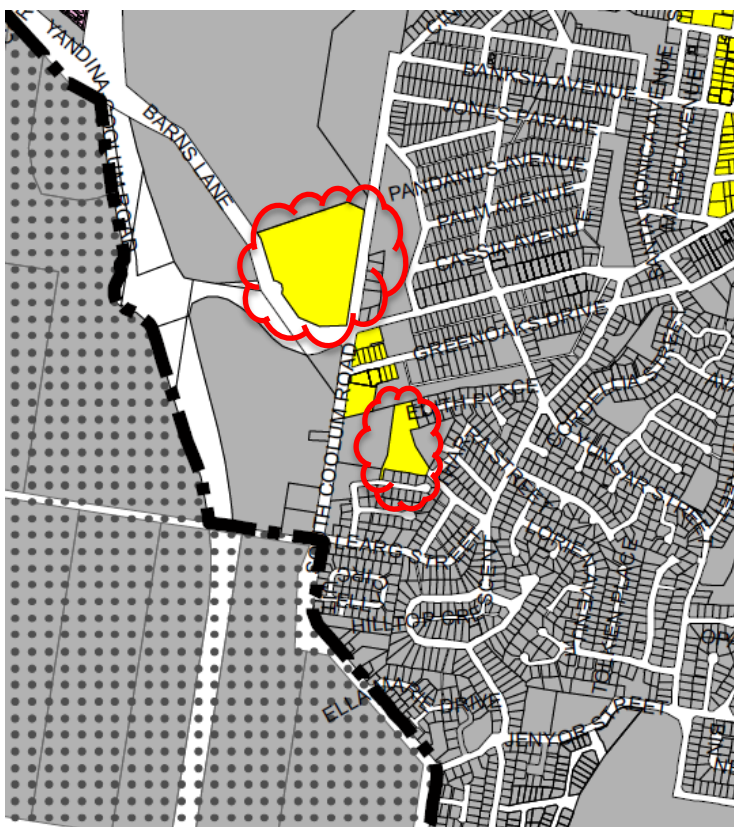
Existing



Maximum Height of Buildings and Structures

	6 metres		15 metres
	8 metres		16 metres
	8.5 metres		18 metres
	9 metres		20 metres
	10 metres		21 metres
	11 metres		25 metres
	12 metres		30 metres
	13 metres		37.5 metres
	14 metres		45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

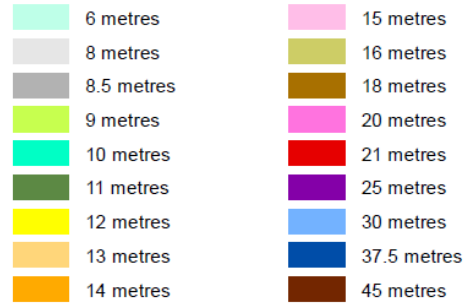
	8.5 metres
	12 metres
	15 metres
	18 metres
	21 metres
	25 metres
	30 metres
	37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)

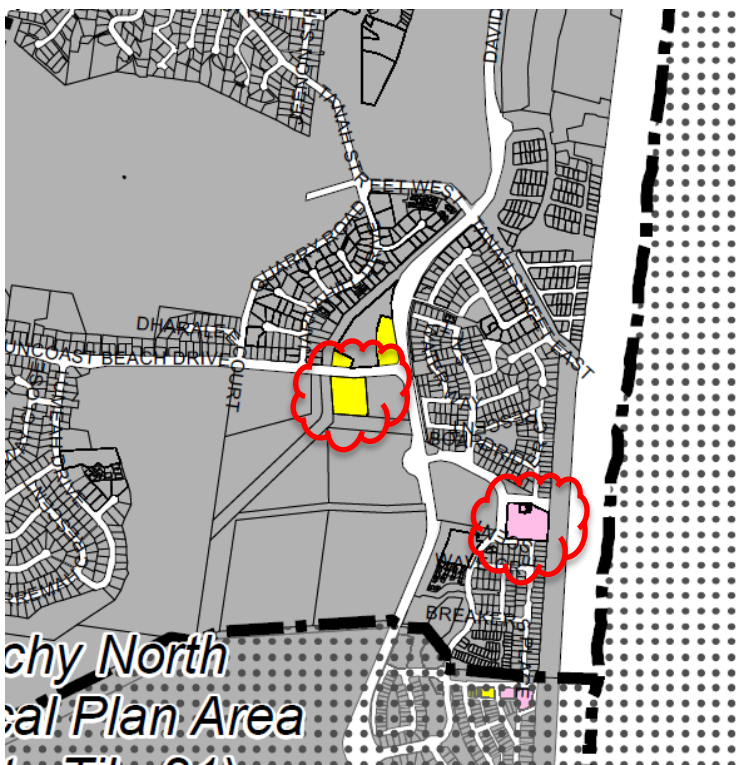
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

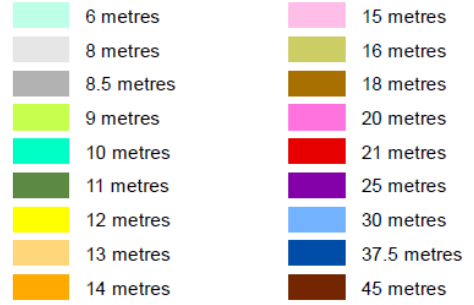


Extract of Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)

Existing



Maximum Height of Buildings and Structures



Proposed Amendment

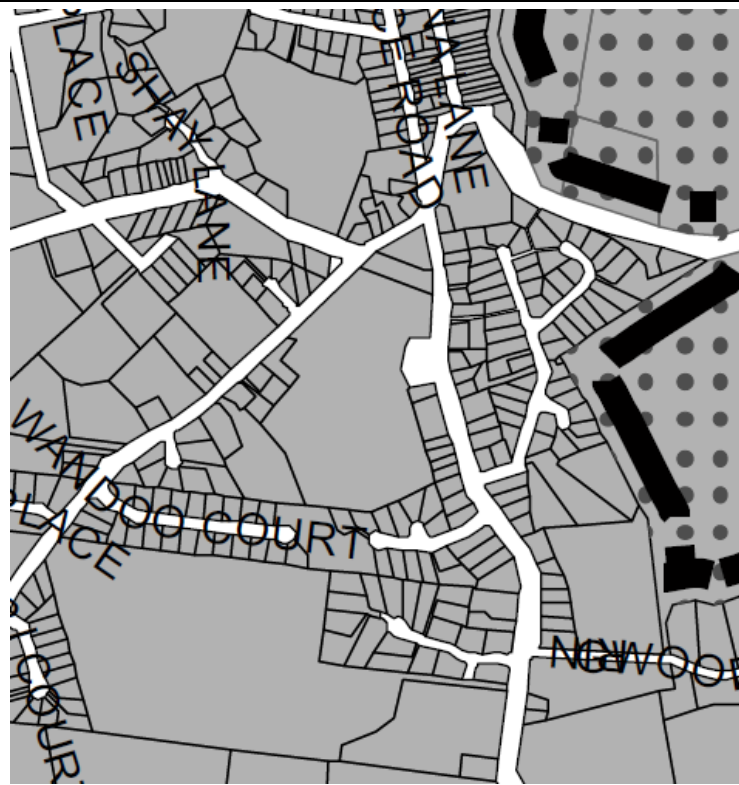


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)

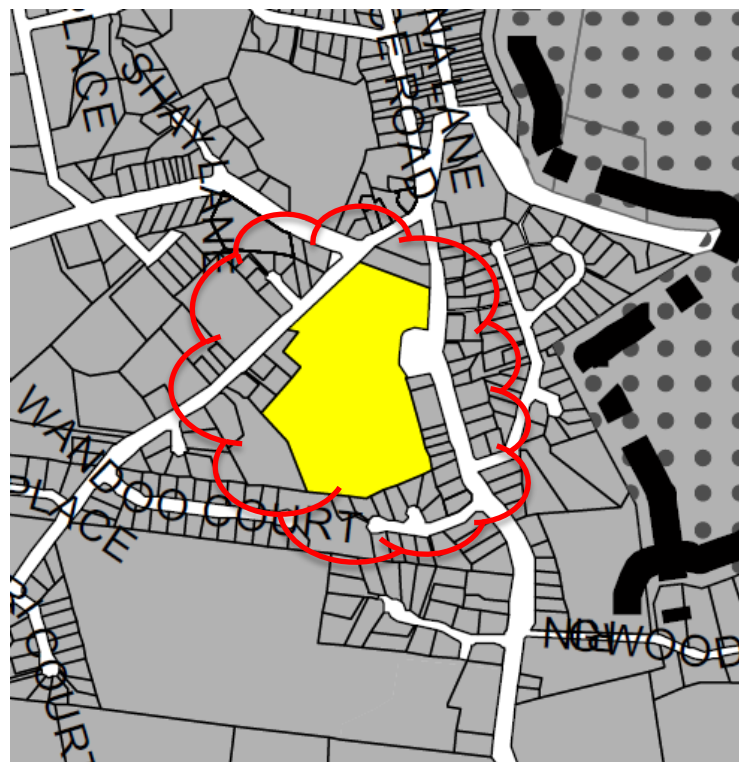
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)

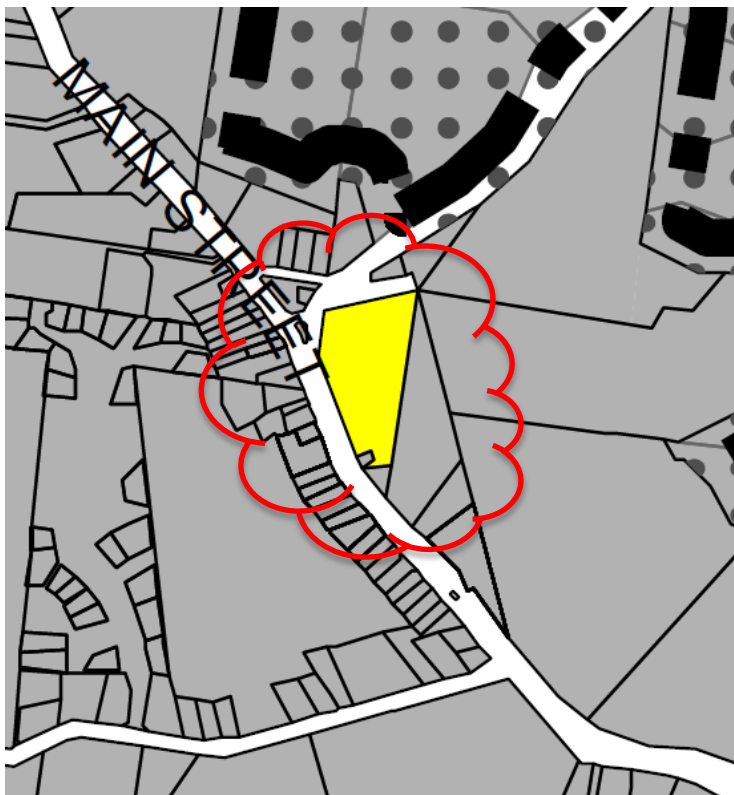
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment



Maximum Height of Buildings and Structures



















8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM17H (Rural Map)

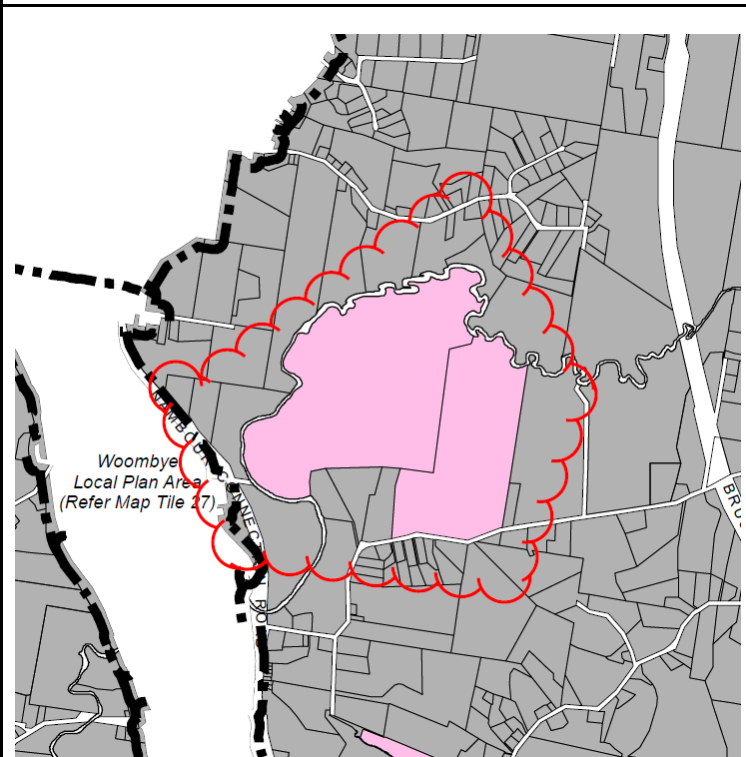
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

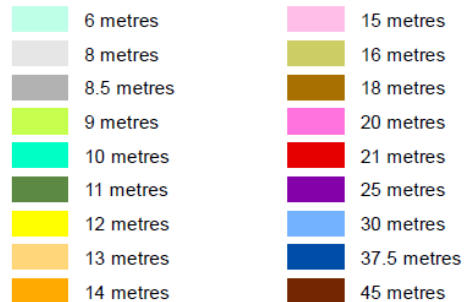
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)

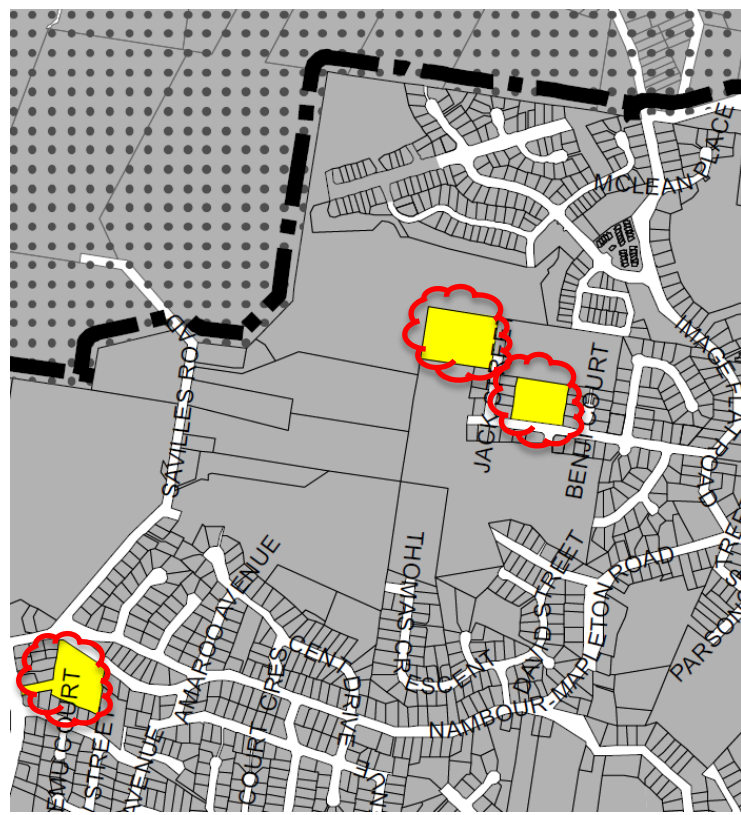
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

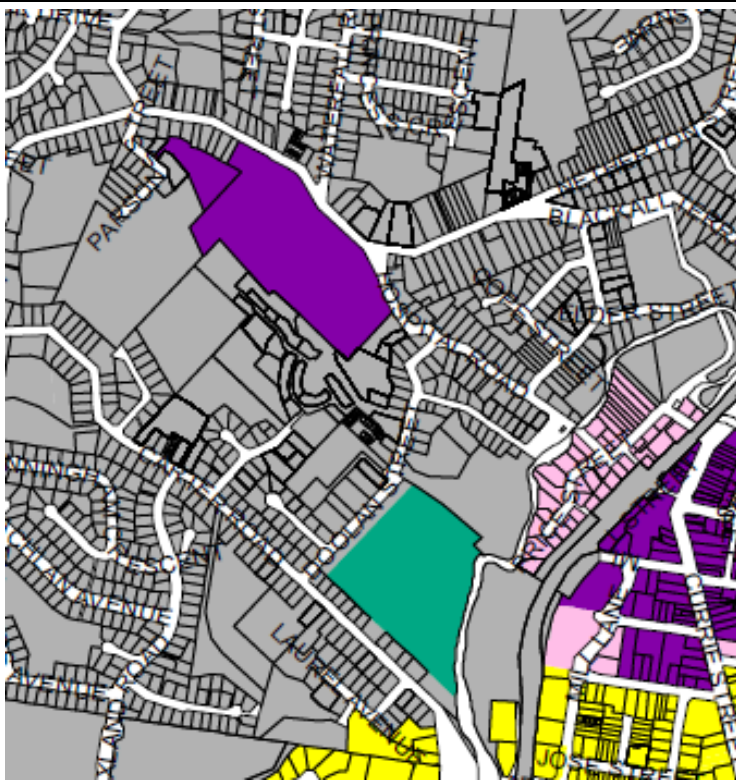


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)

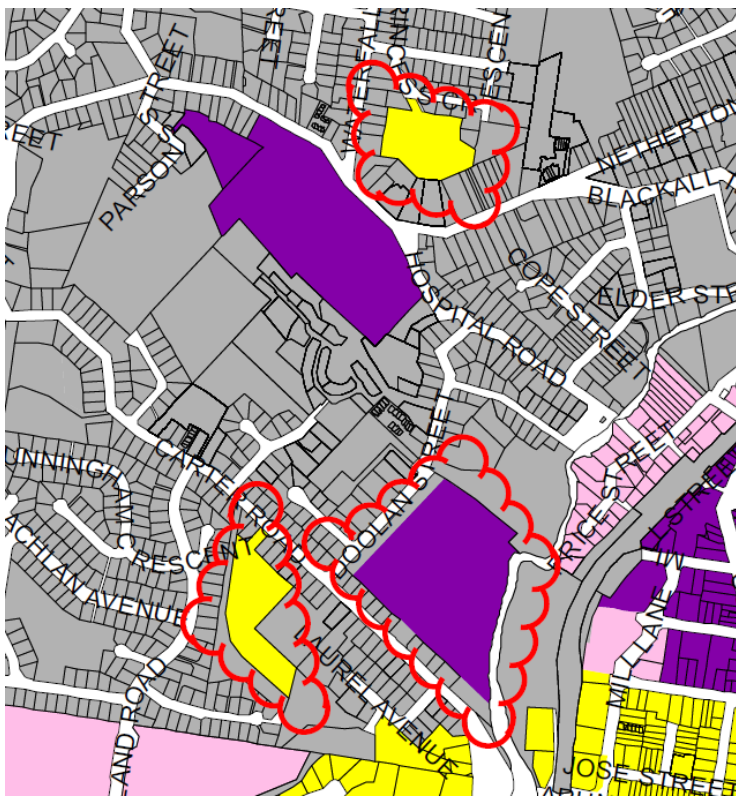
Existing



Maximum Height of Buildings and Structures

6 metres	18 metres
8 metres	18 metres
8.5 metres	20 metres
9 metres	21 metres
10 metres	23 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres
15 metres	

Proposed Amendment

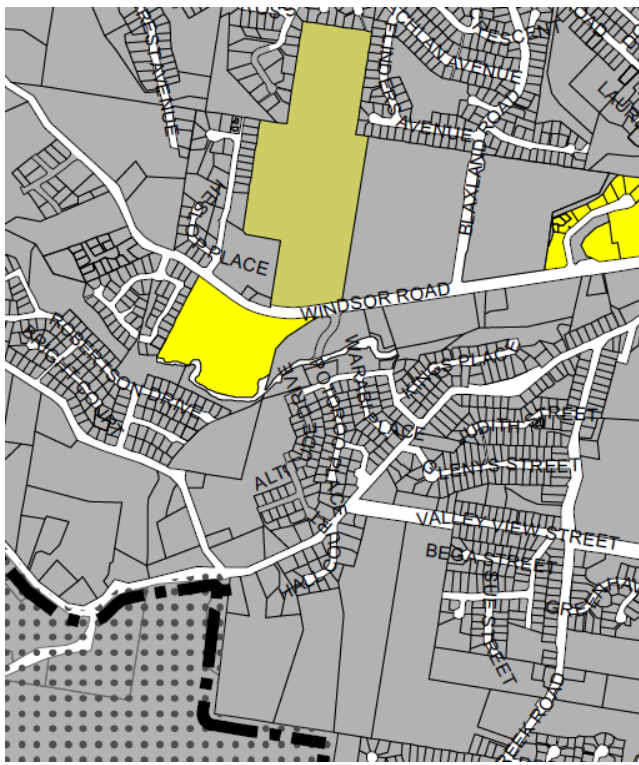


Maximum Height of Buildings and Structures

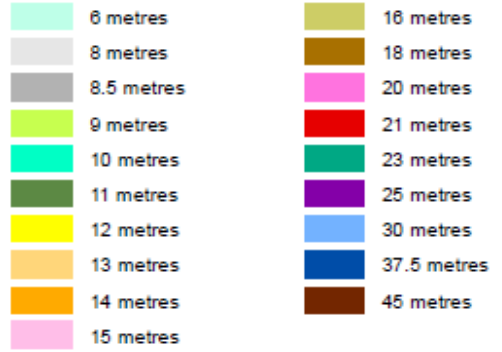
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)

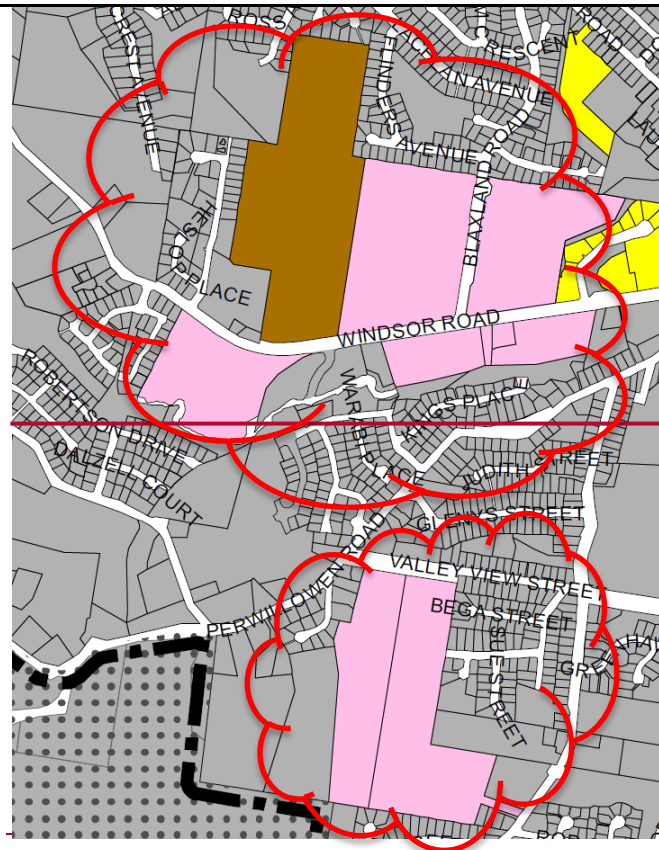
Existing



Maximum Height of Buildings and Structures

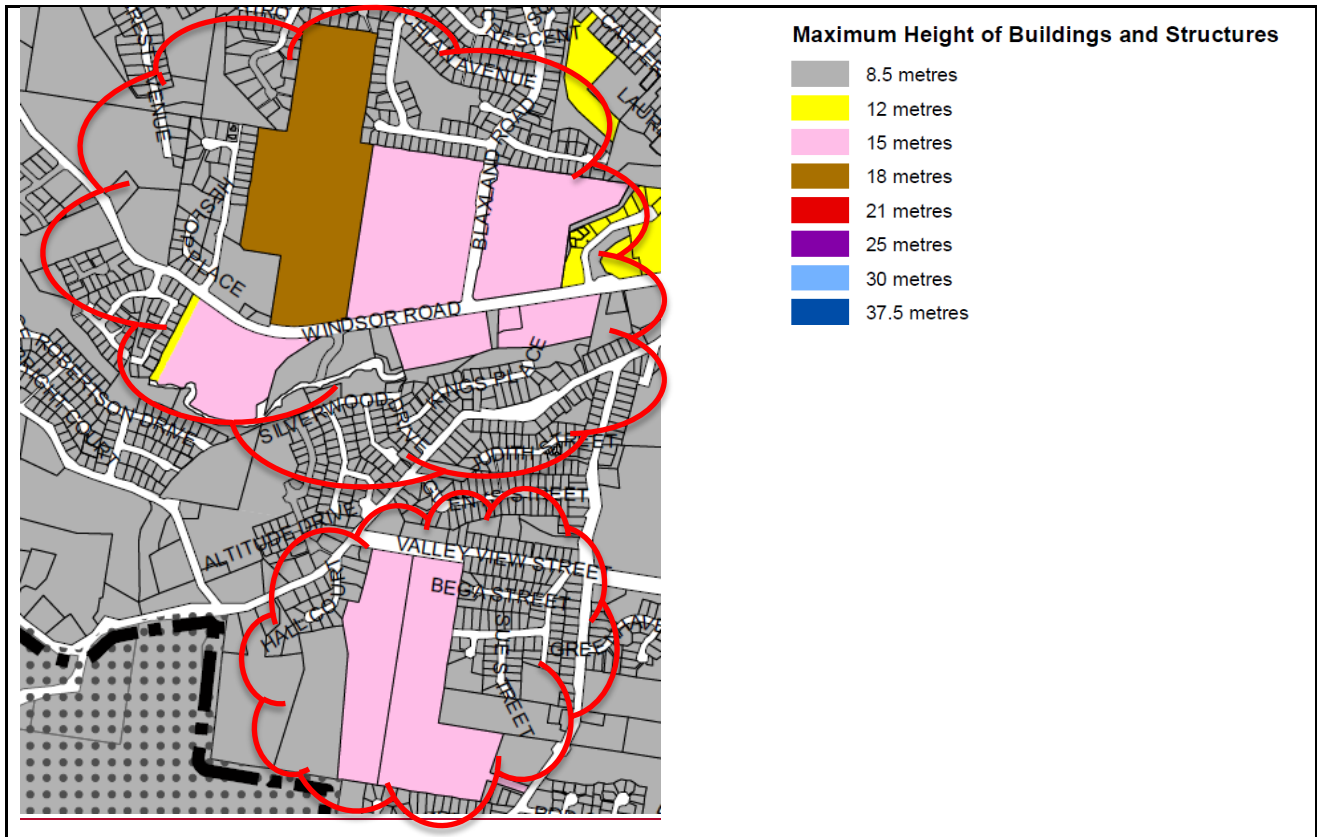


Proposed Amendment



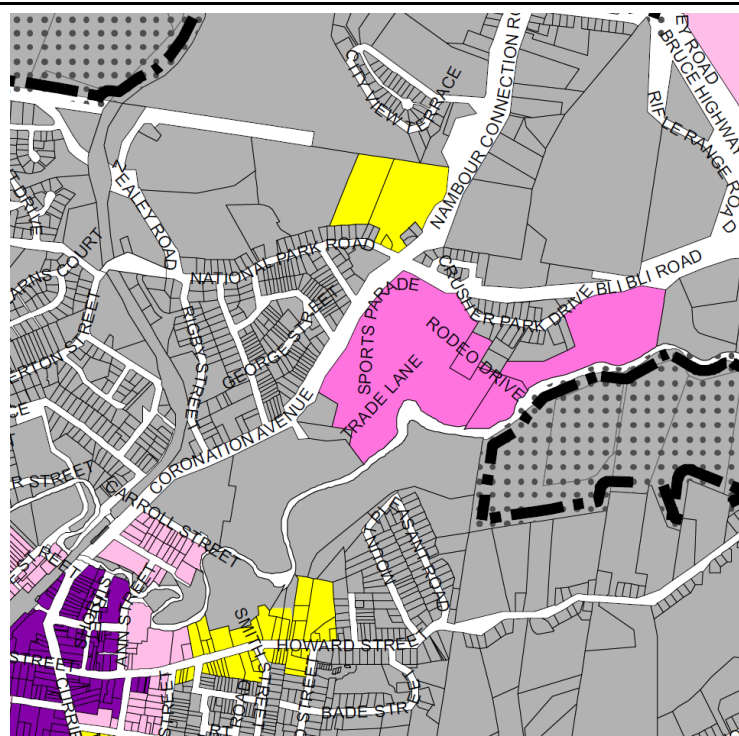
Maximum Height of Buildings and Structures





Extract of Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)

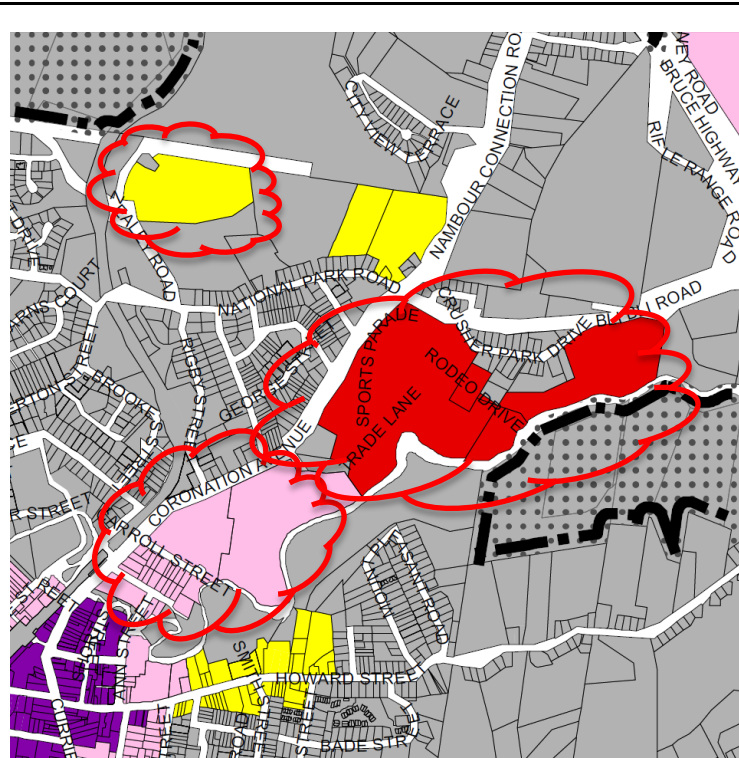
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

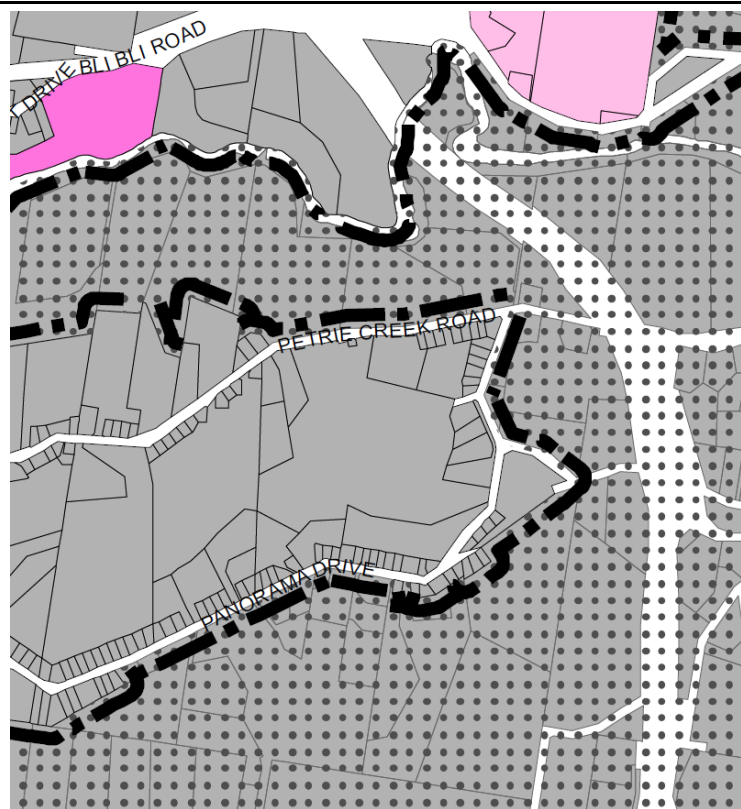


Maximum Height of Buildings and Structures



















 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)

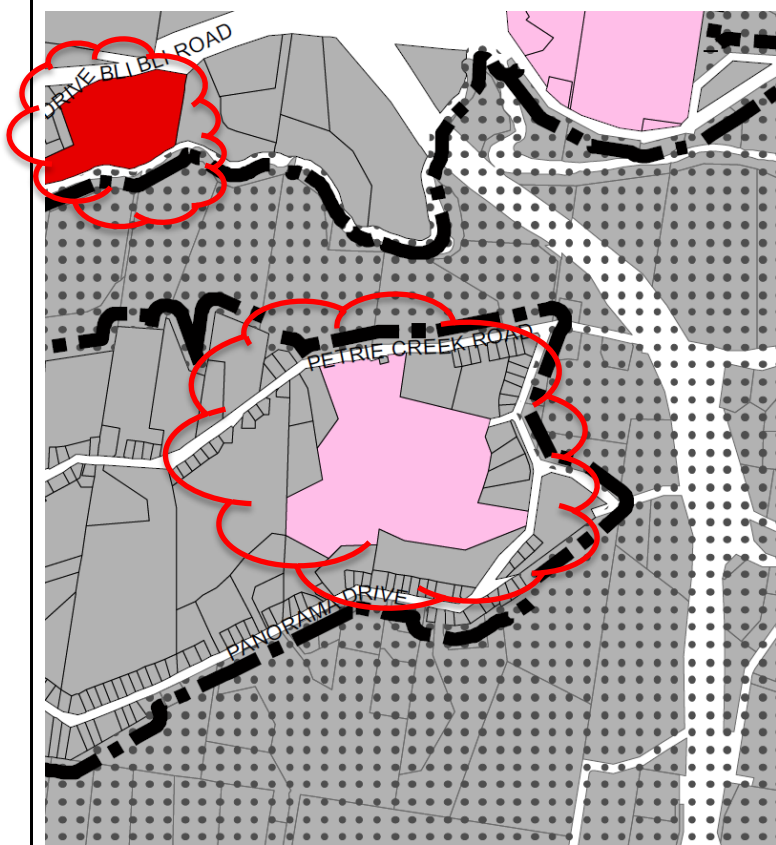
Existing




Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

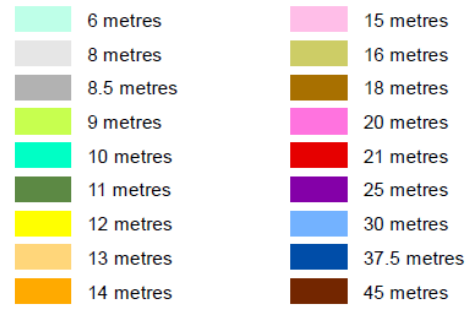
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)

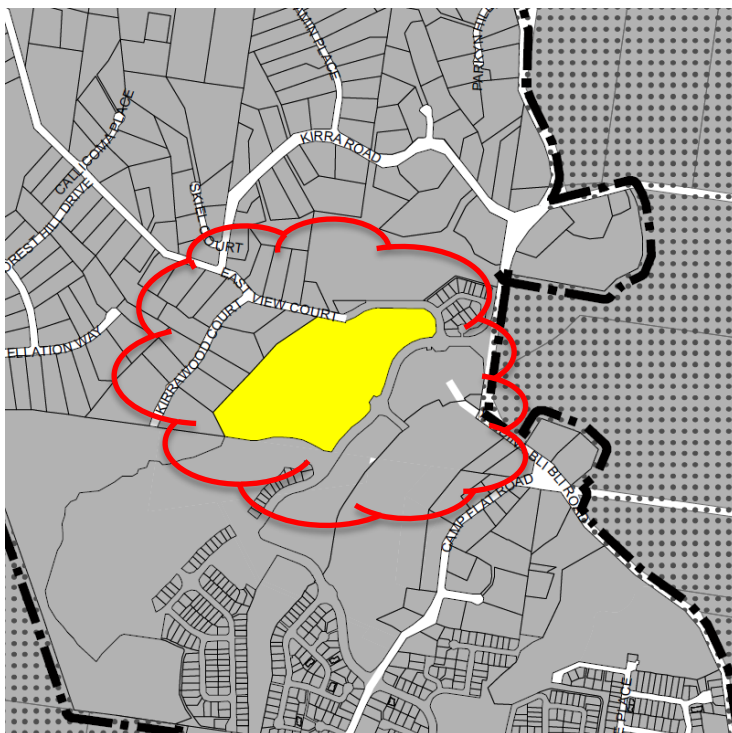
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

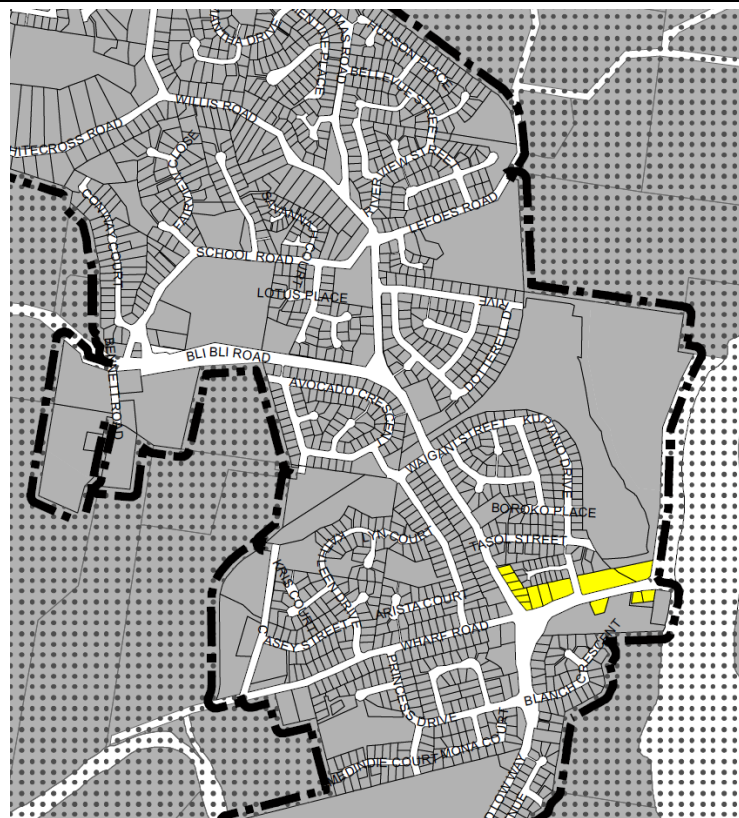


Maximum Height of Buildings and Structures

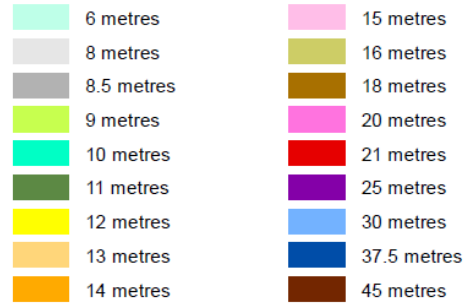


Extract of Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)

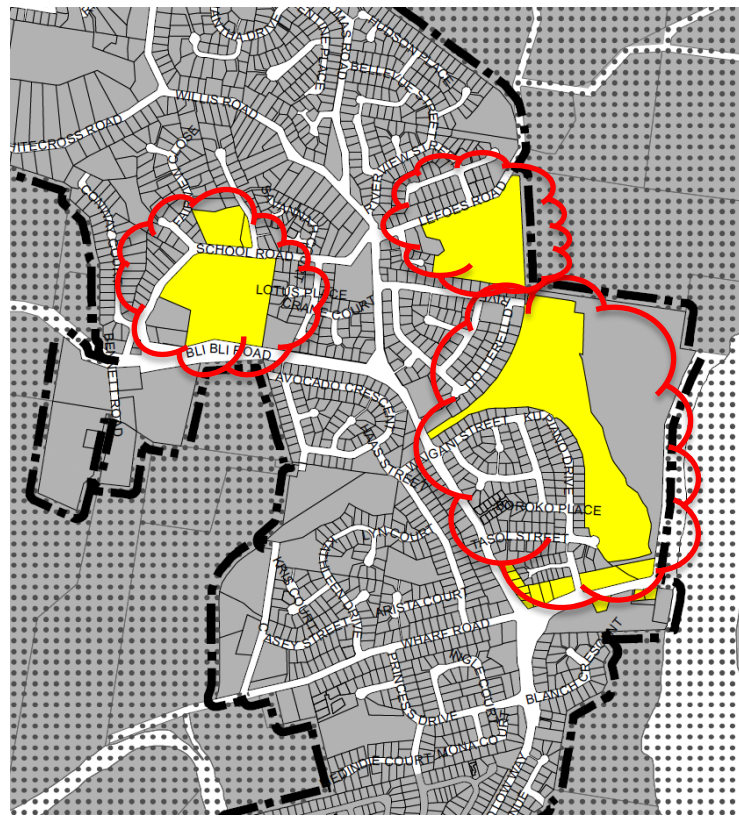
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

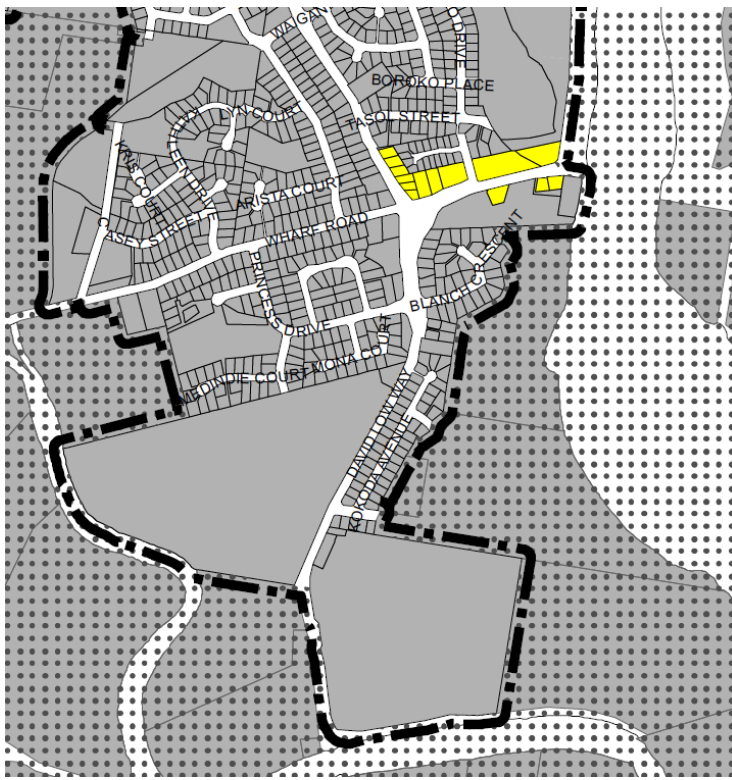


Maximum Height of Buildings and Structures

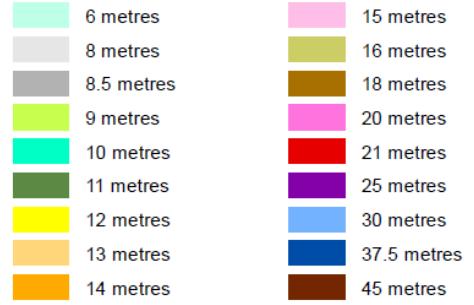


Extract of Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)

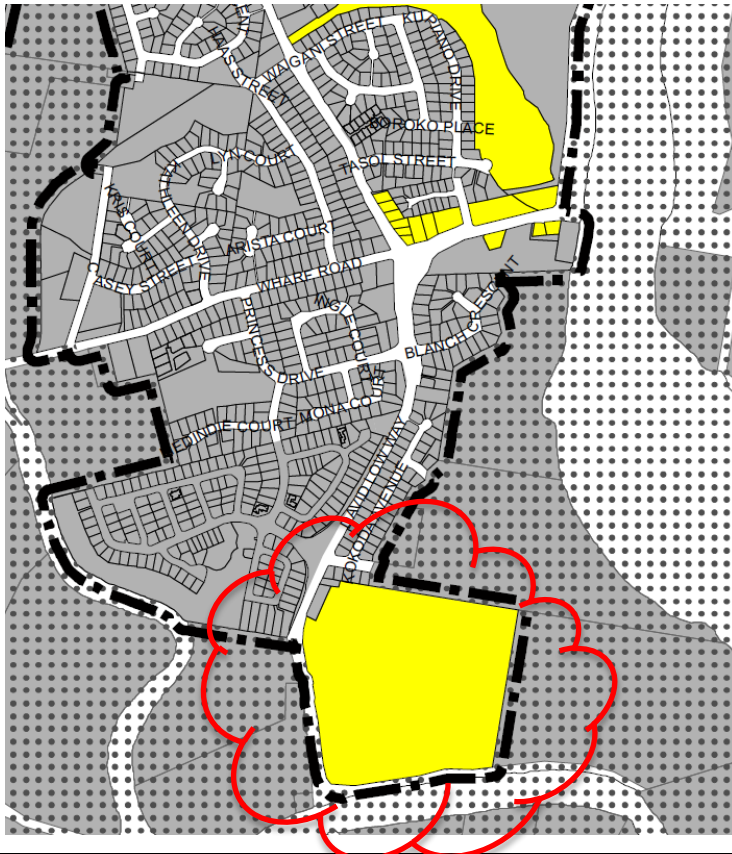
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

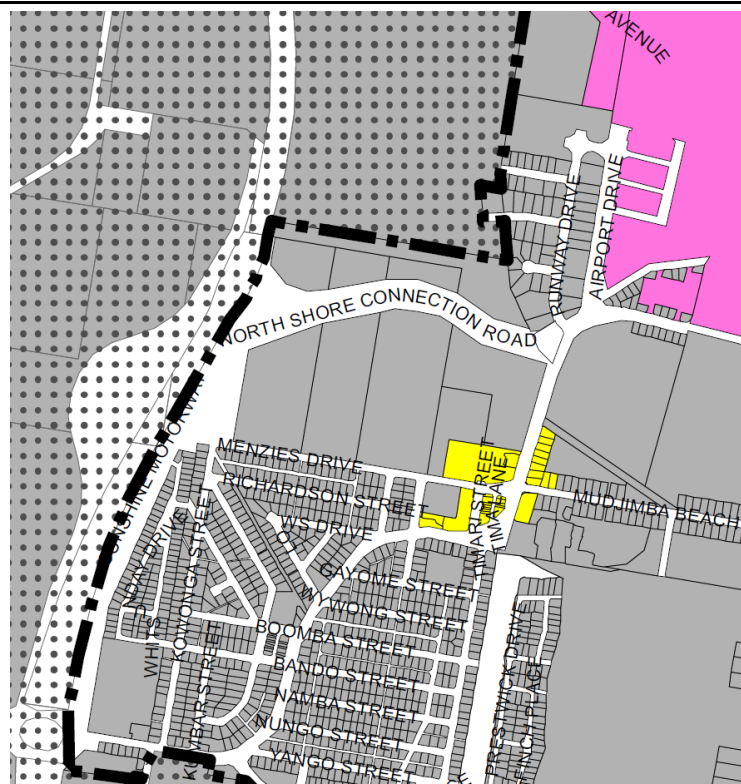


Maximum Height of Buildings and Structures

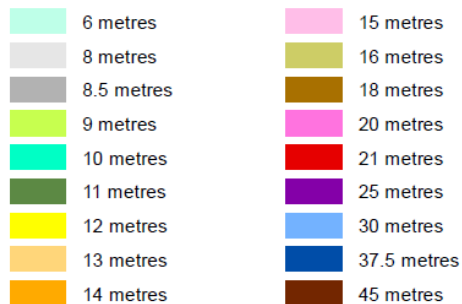


Extract of Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

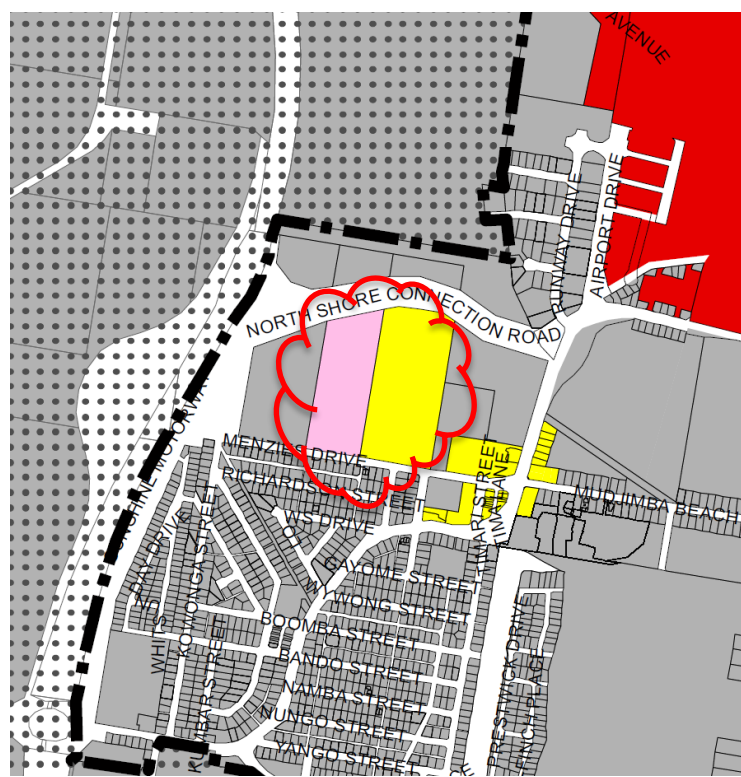
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

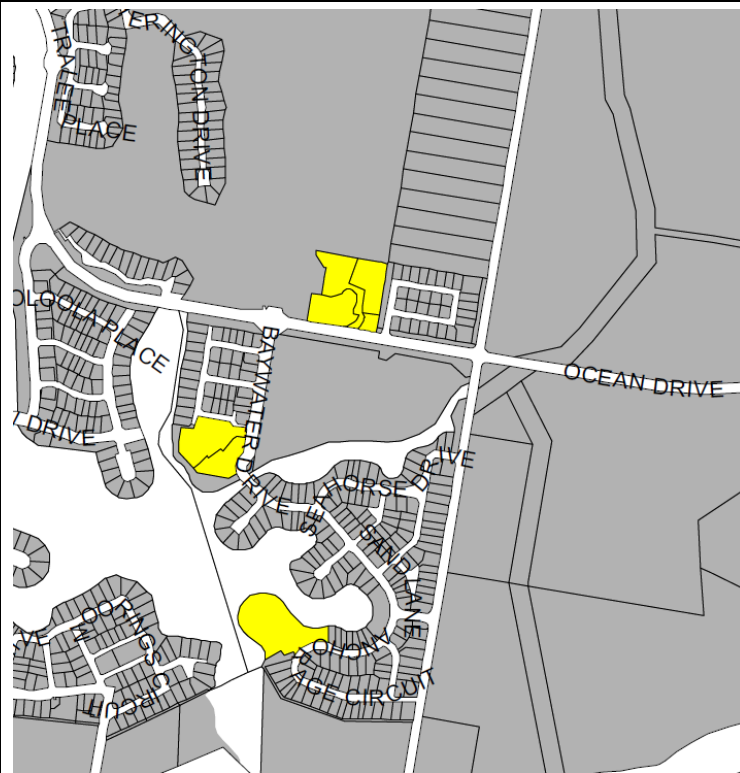


Maximum Height of Buildings and Structures

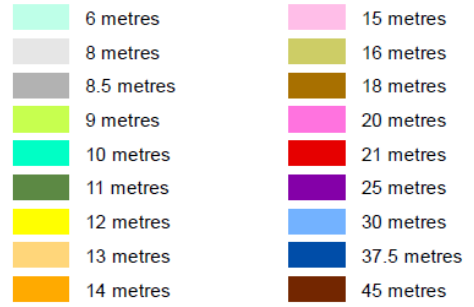


Extract of Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

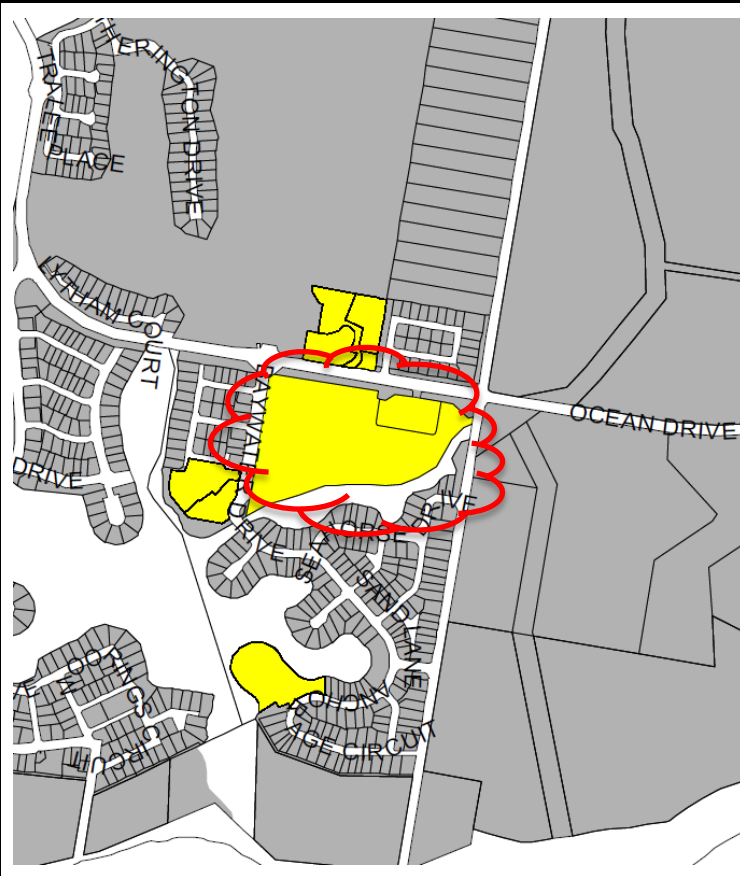
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

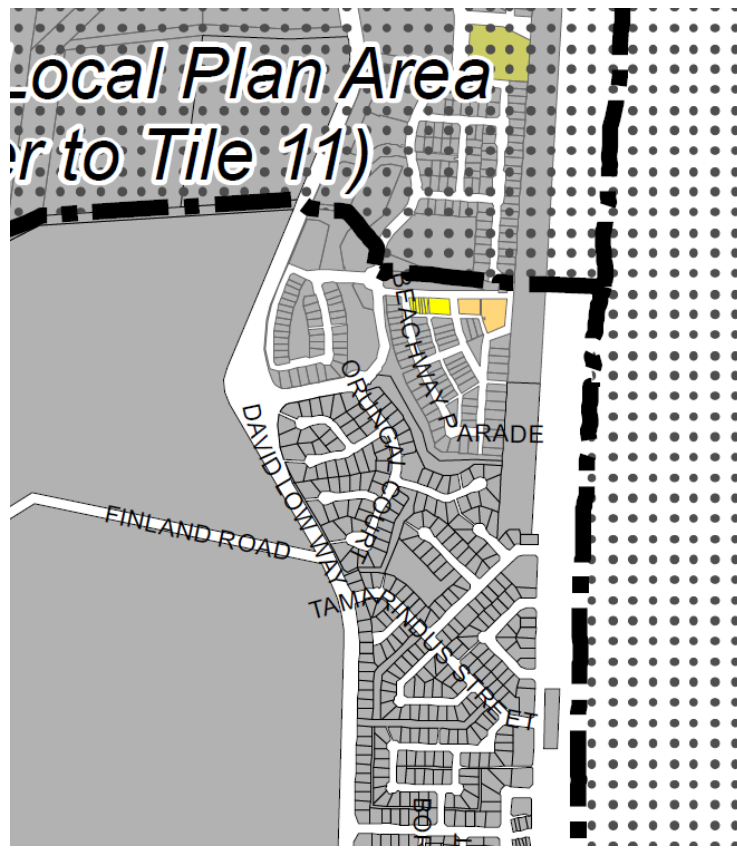


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

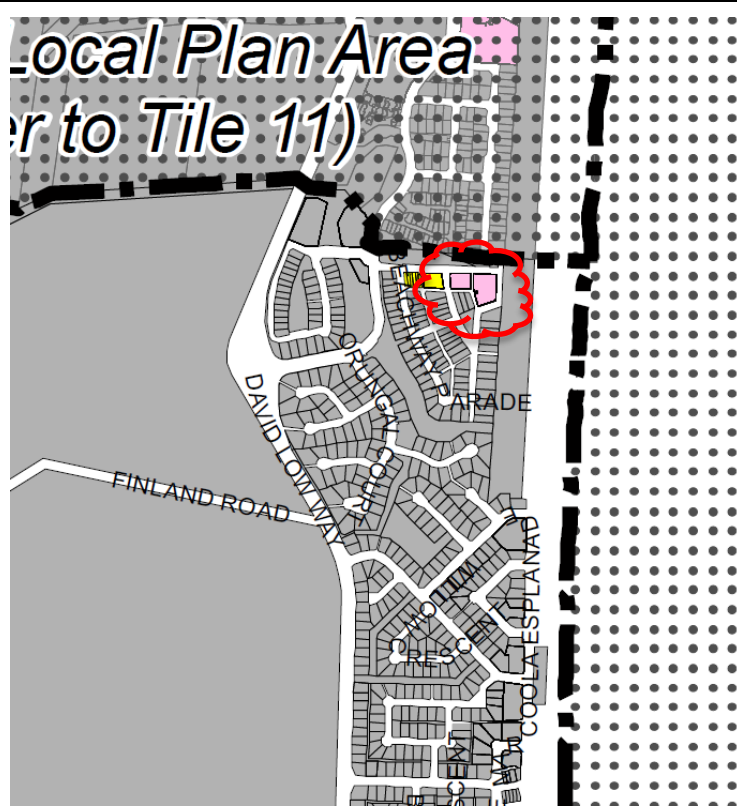
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

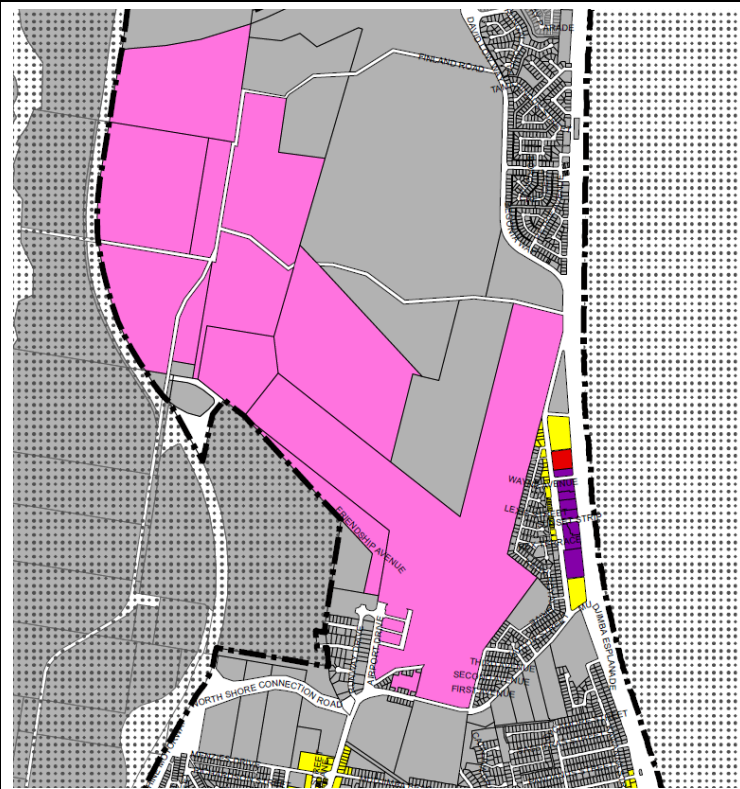


Maximum Height of Buildings and Structures



















 8.5 metres
 10 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

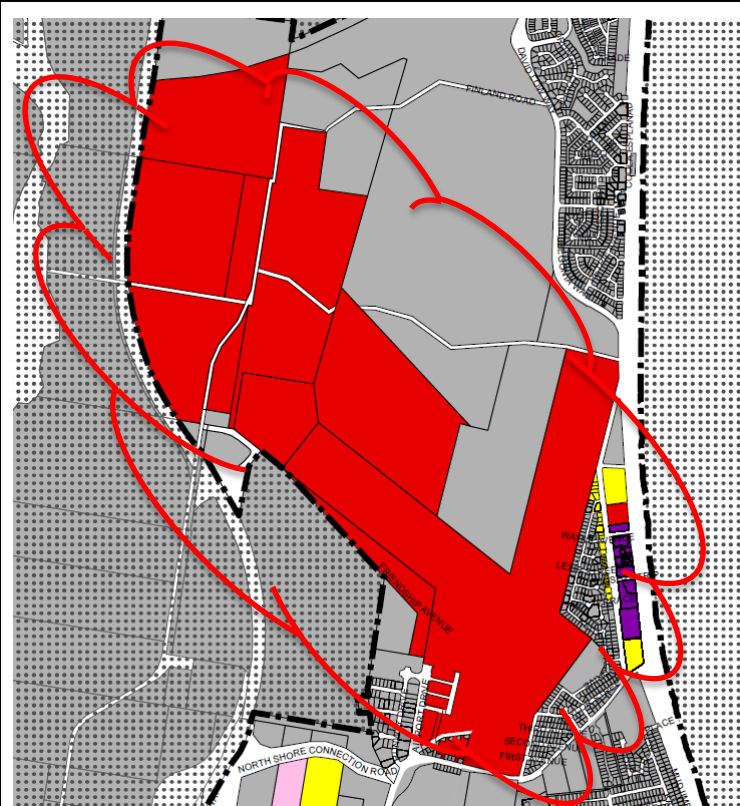
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

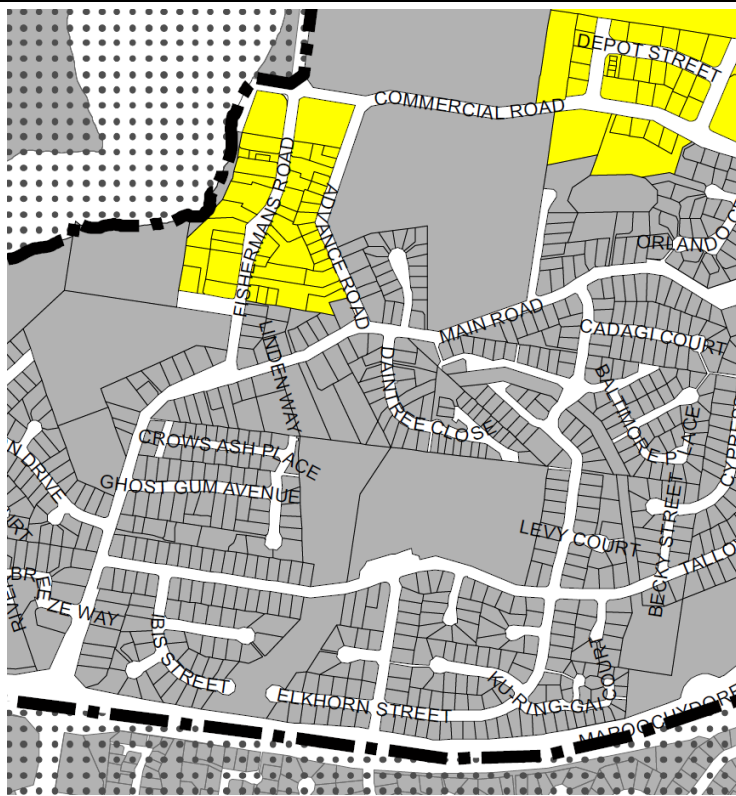


Maximum Height of Buildings and Structures

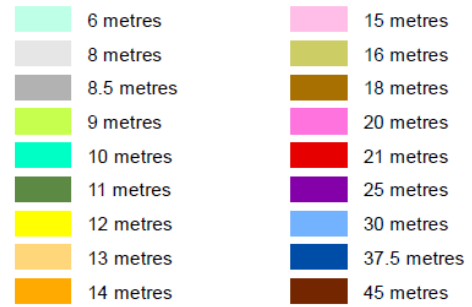
 8.5 metres
 10 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

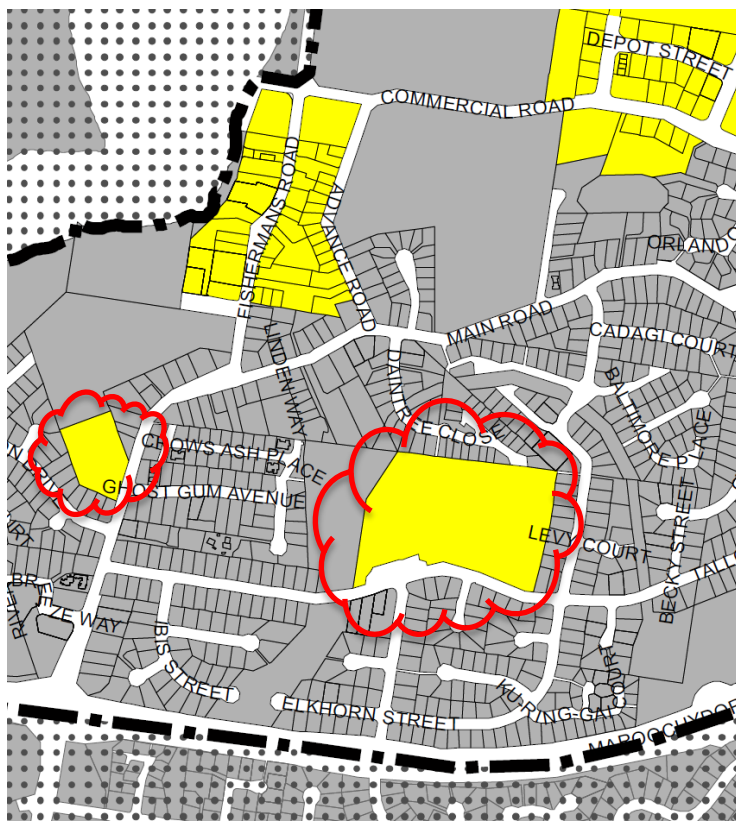
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

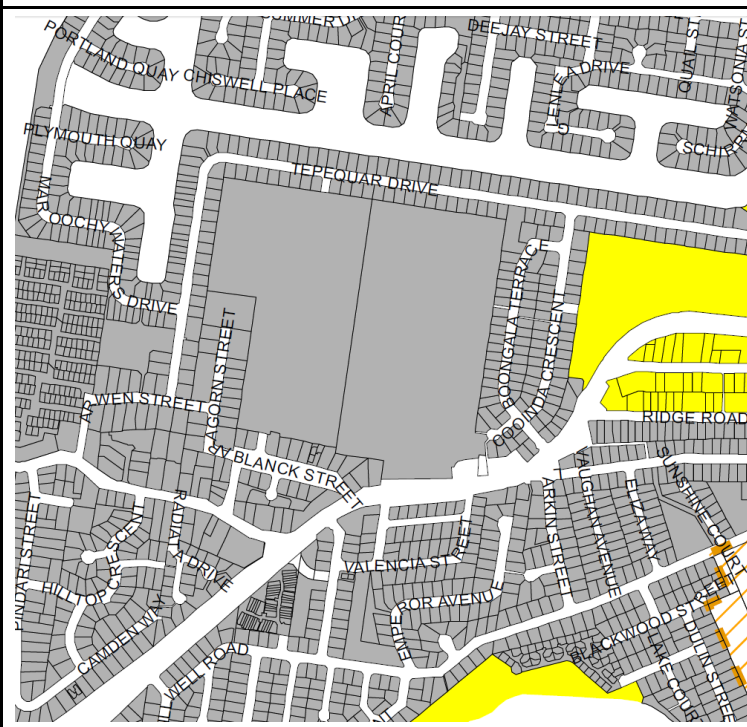


Maximum Height of Buildings and Structures

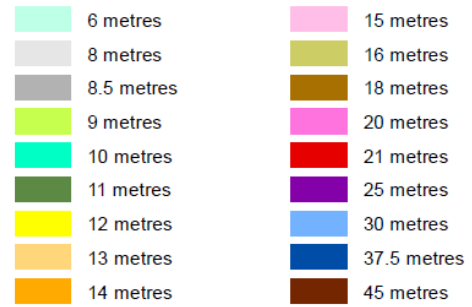


Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

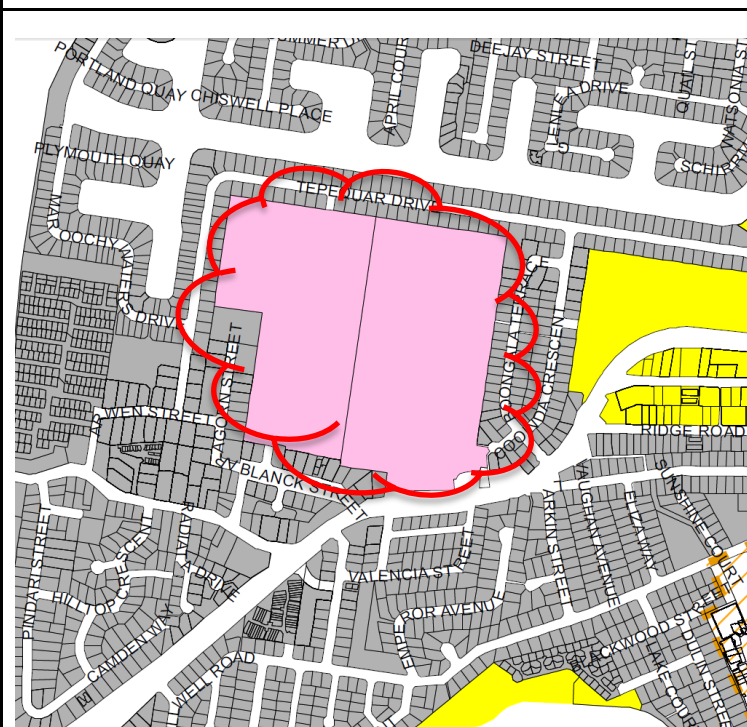
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

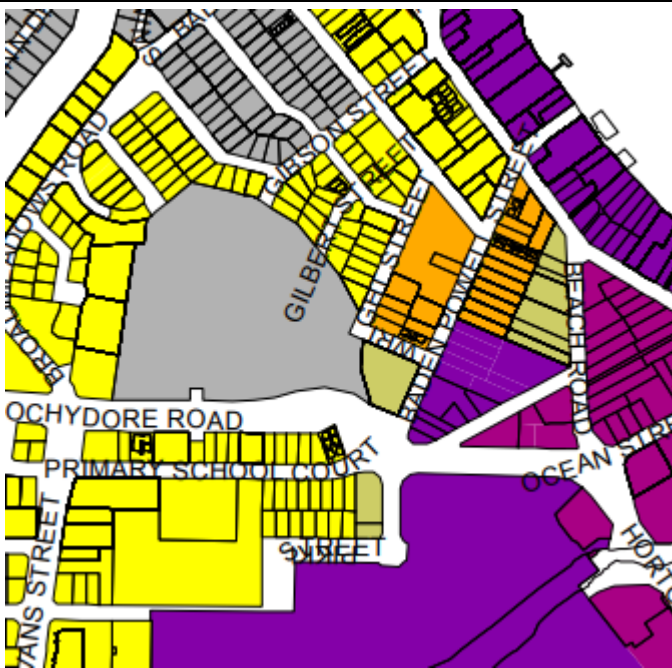


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

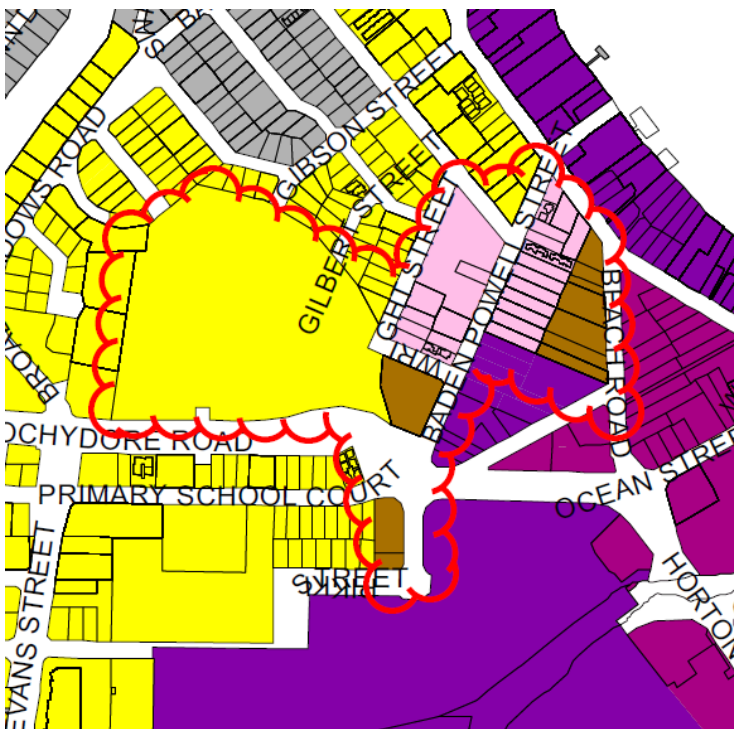
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment



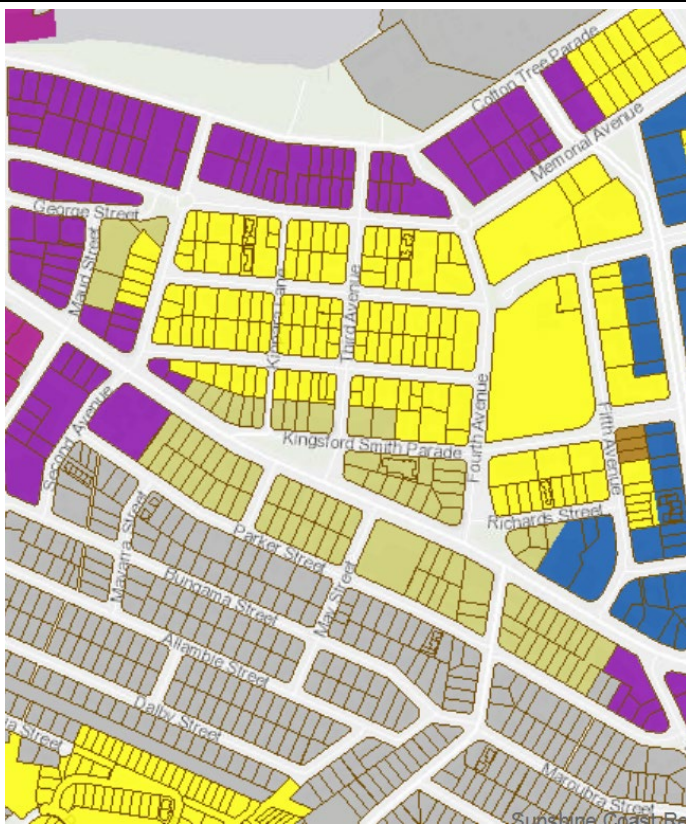
Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

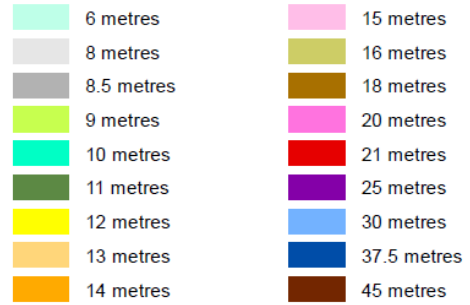
8.5 metres
12 metres
15 metres
16 metres
18 metres
20 metres
21 metres
25 metres
30 metres
37.5 metres
40 metres

Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

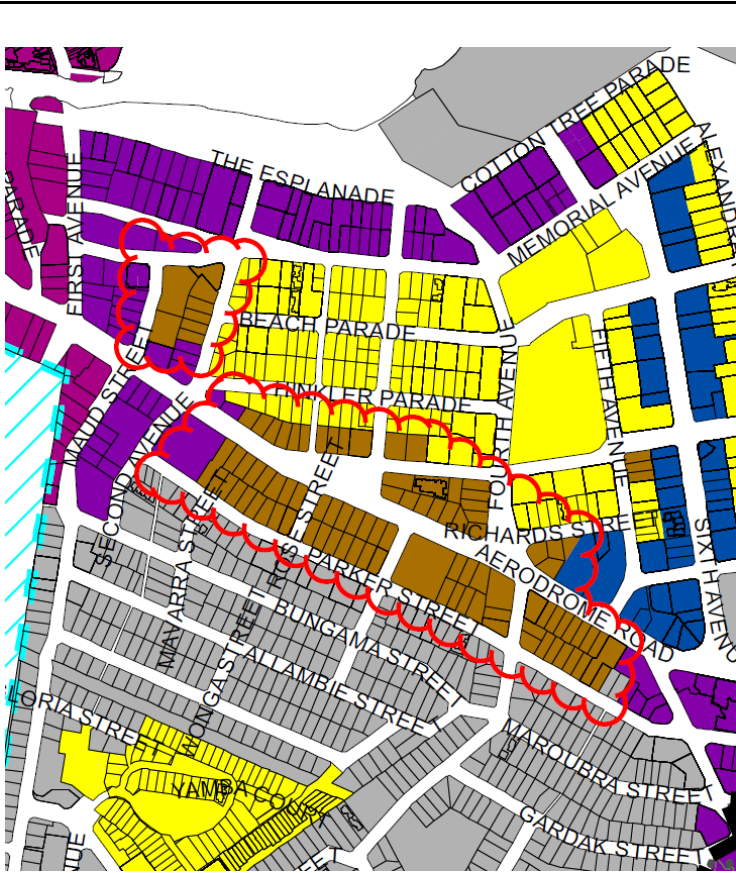
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



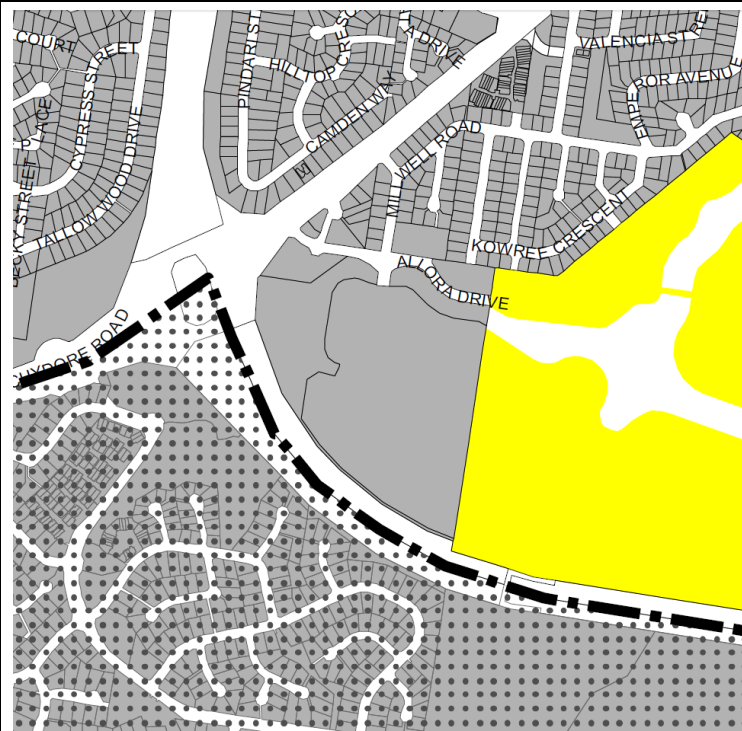
Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

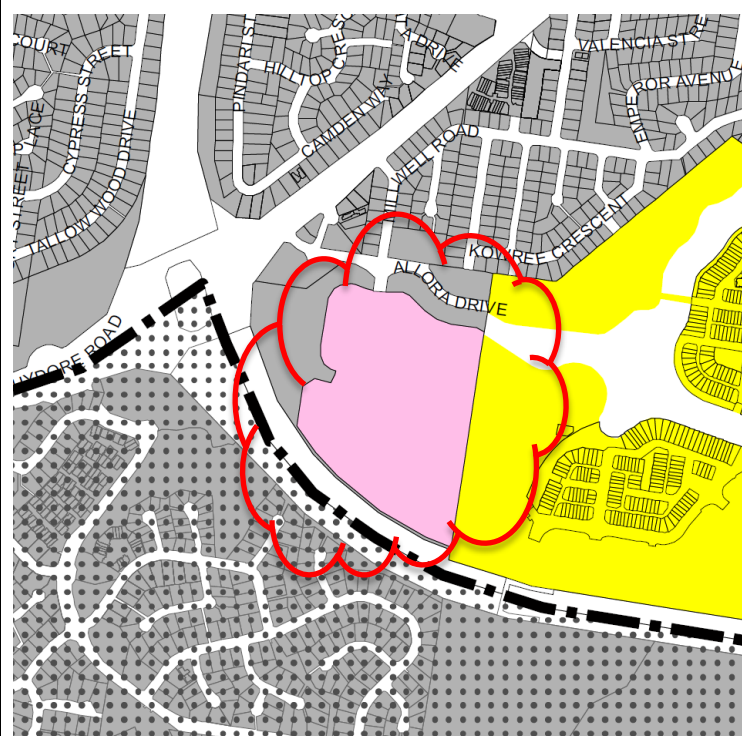
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

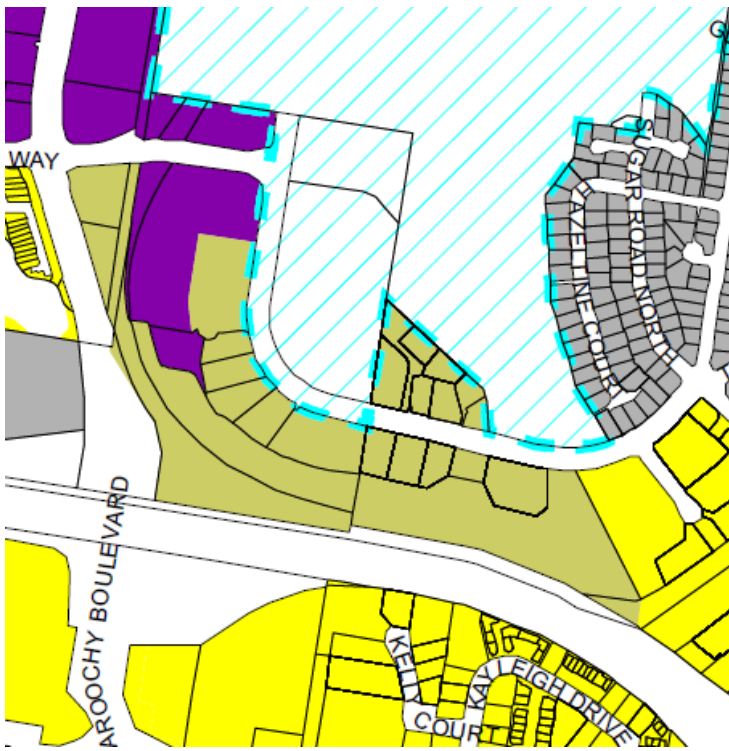


Maximum Height of Buildings and Structures

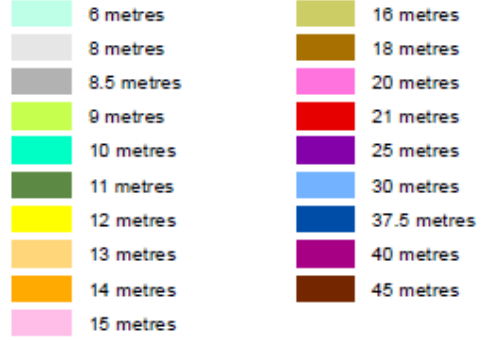
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)

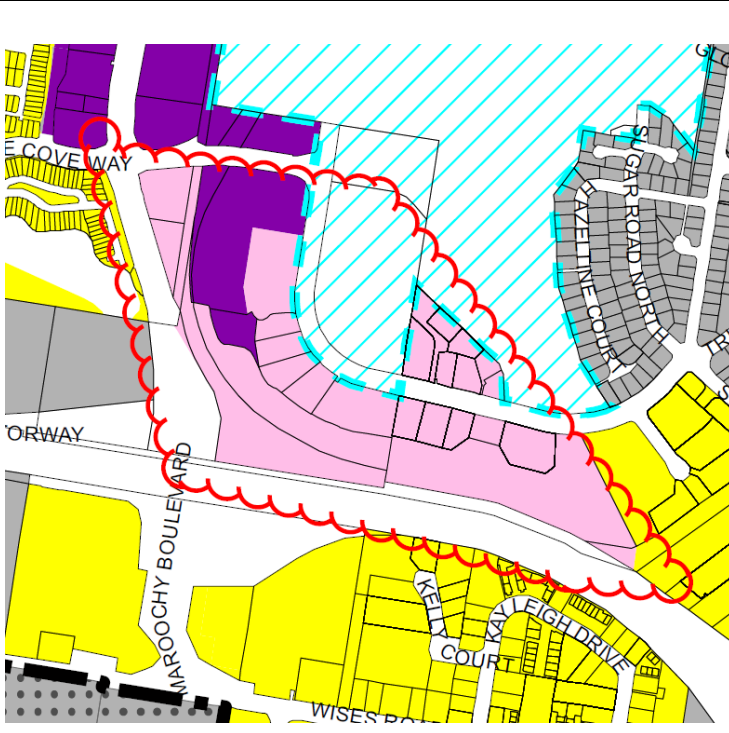
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

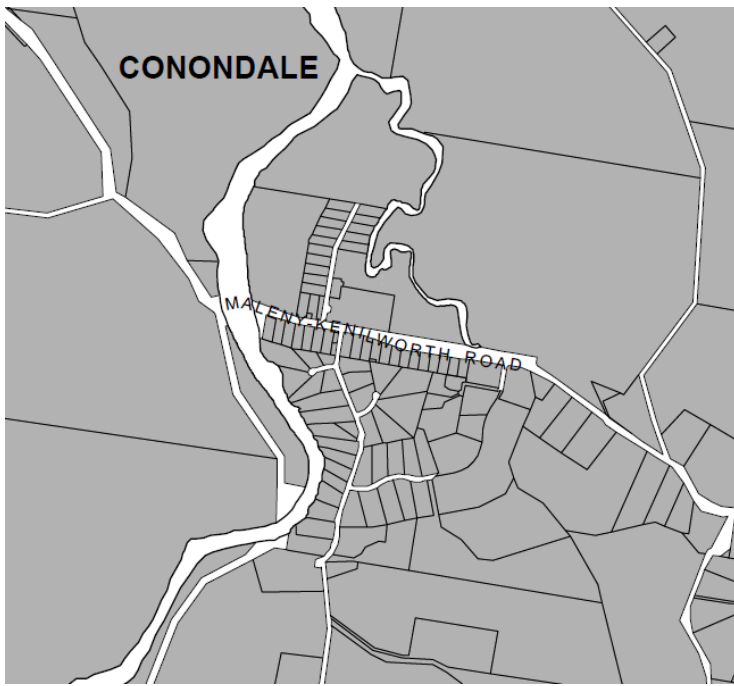


Maximum Height of Buildings and Structures

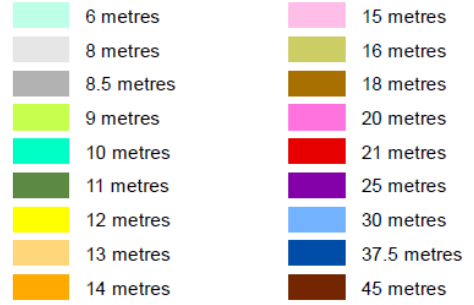


Extract of Height of Buildings and Structures Overlay Map OVM24H (Rural Map)

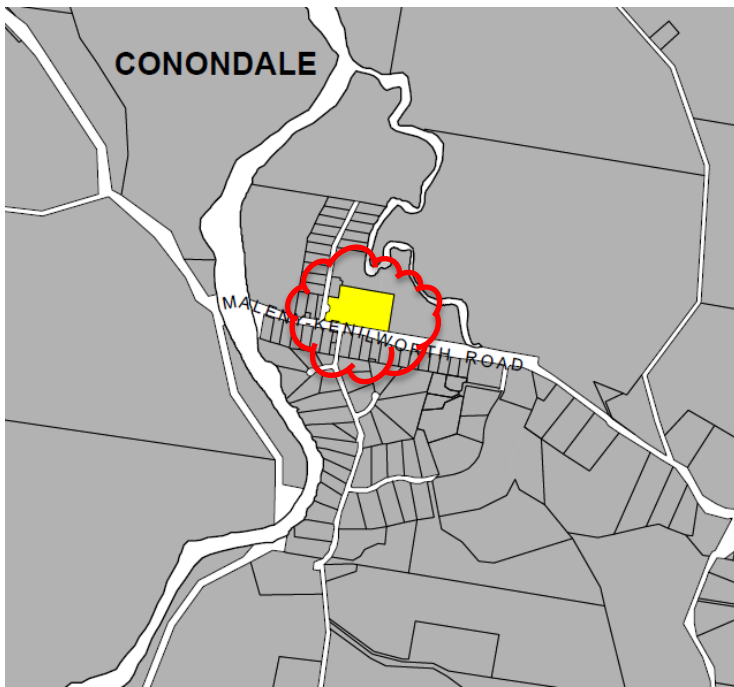
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

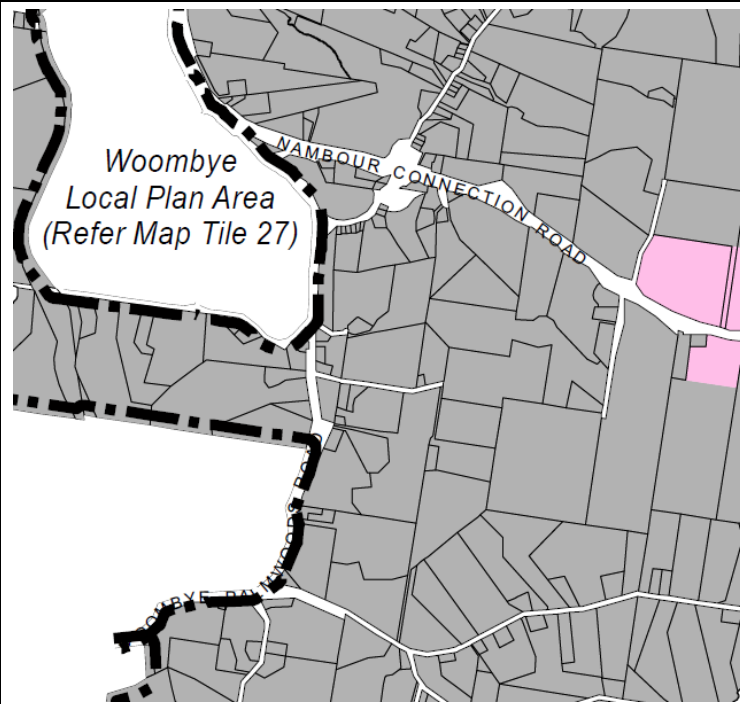


Maximum Height of Buildings and Structures

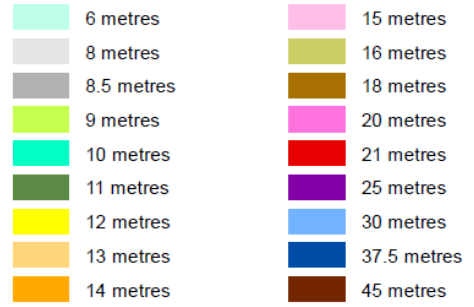


Extract of Height of Buildings and Structures Overlay Map OVM26H (Rural Map)

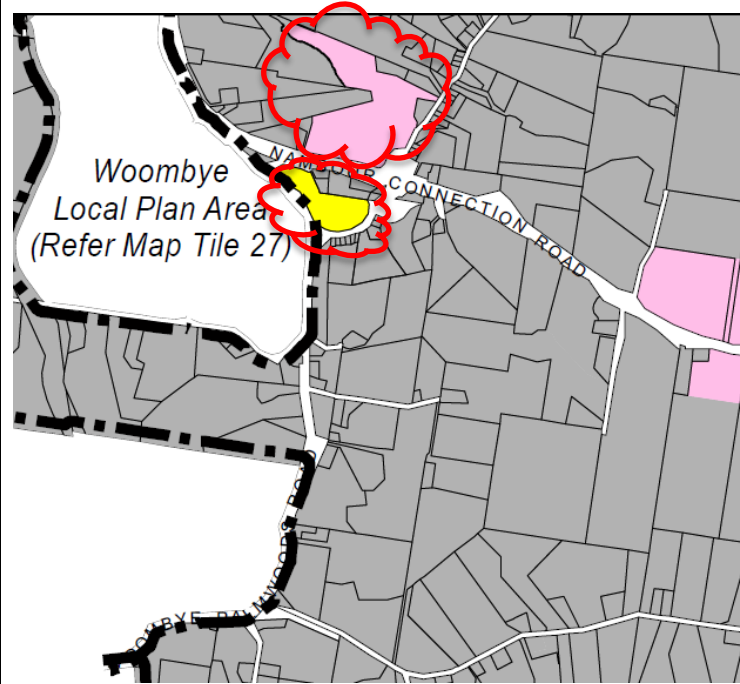
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

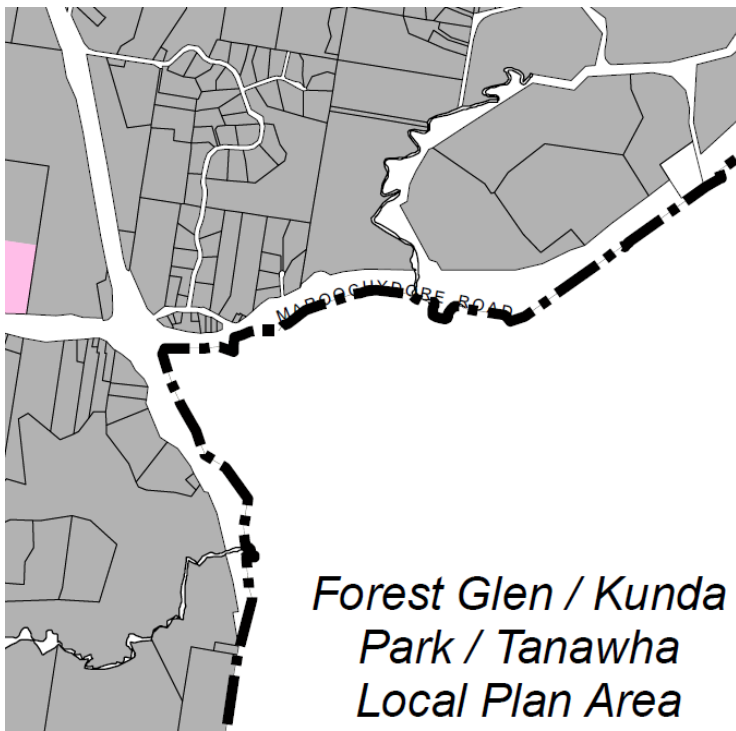


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM26H (Rural Map)

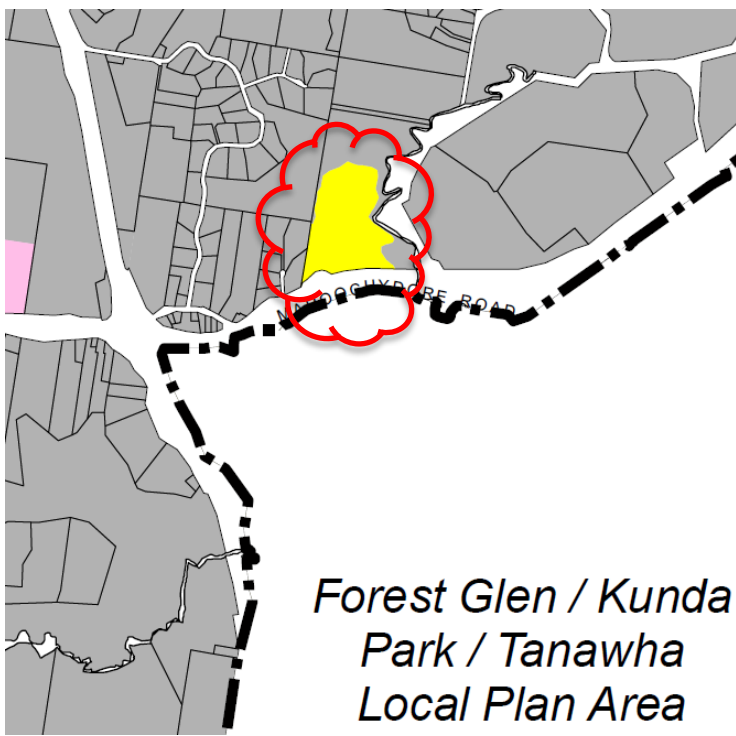
Existing



Maximum Height of Buildings and Structures

	6 metres		15 metres
	8 metres		16 metres
	8.5 metres		18 metres
	9 metres		20 metres
	10 metres		21 metres
	11 metres		25 metres
	12 metres		30 metres
	13 metres		37.5 metres
	14 metres		45 metres

Proposed Amendment

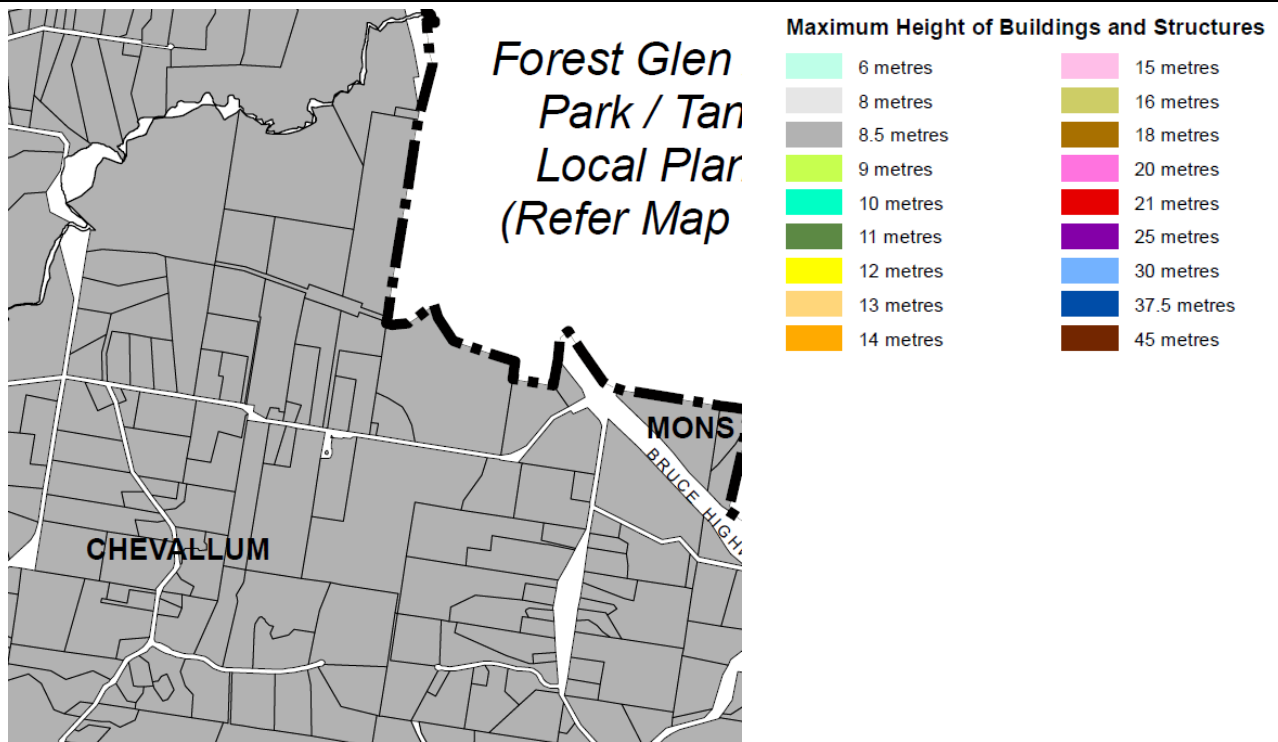


Maximum Height of Buildings and Structures

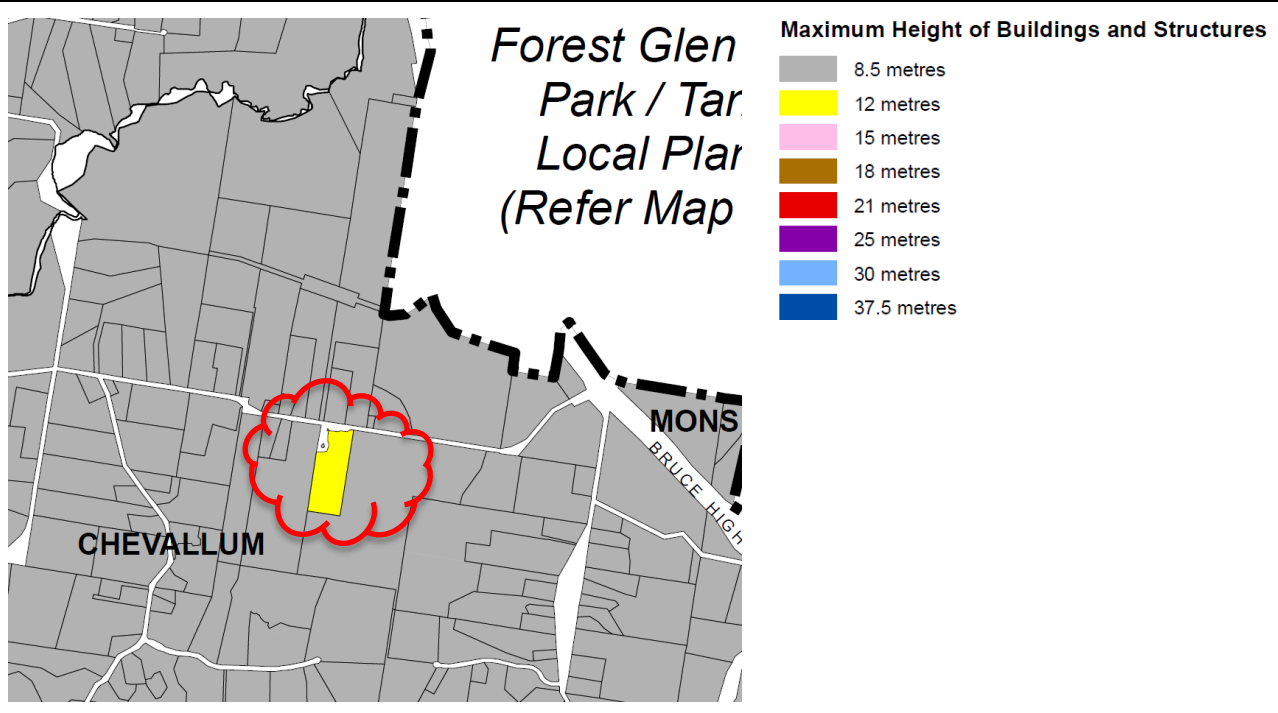
	8.5 metres
	12 metres
	15 metres
	18 metres
	21 metres
	25 metres
	30 metres
	37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM26H (Rural Map)

Existing



Proposed Amendment





















Extract of Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)

Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

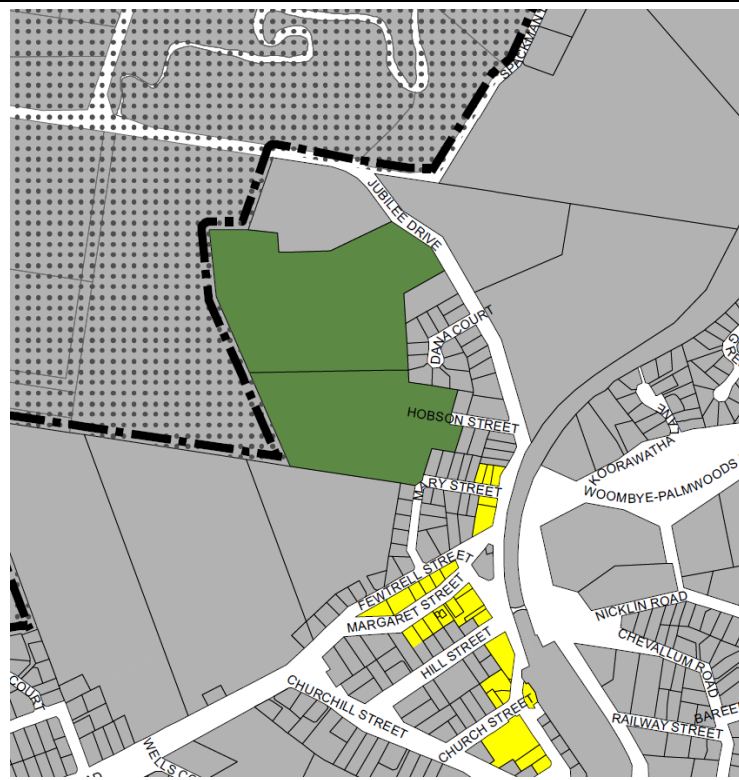


Maximum Height of Buildings and Structures

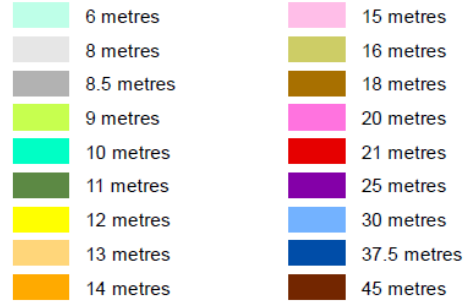
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)

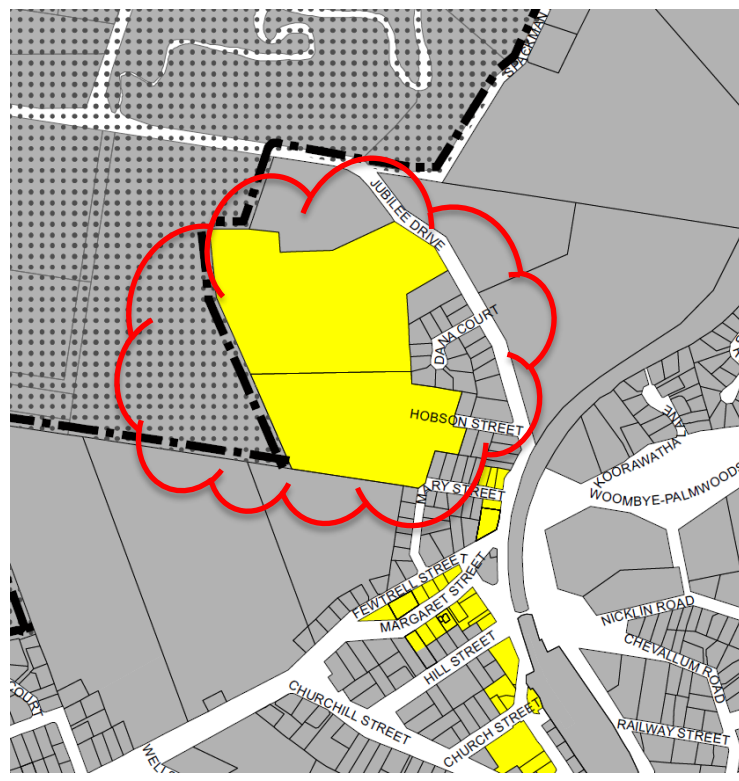
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

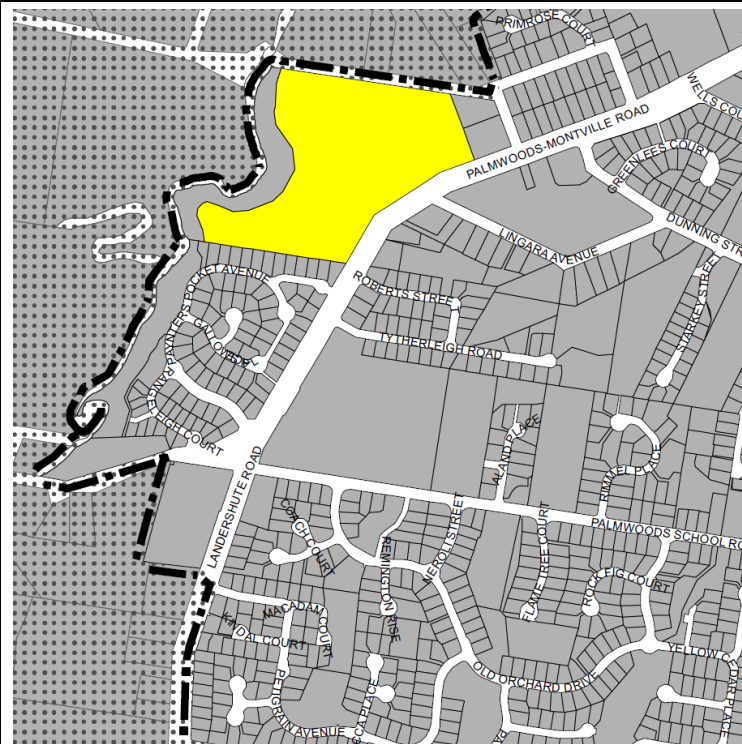


Maximum Height of Buildings and Structures

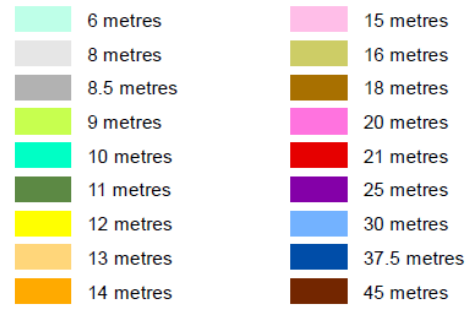


Extract of Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)

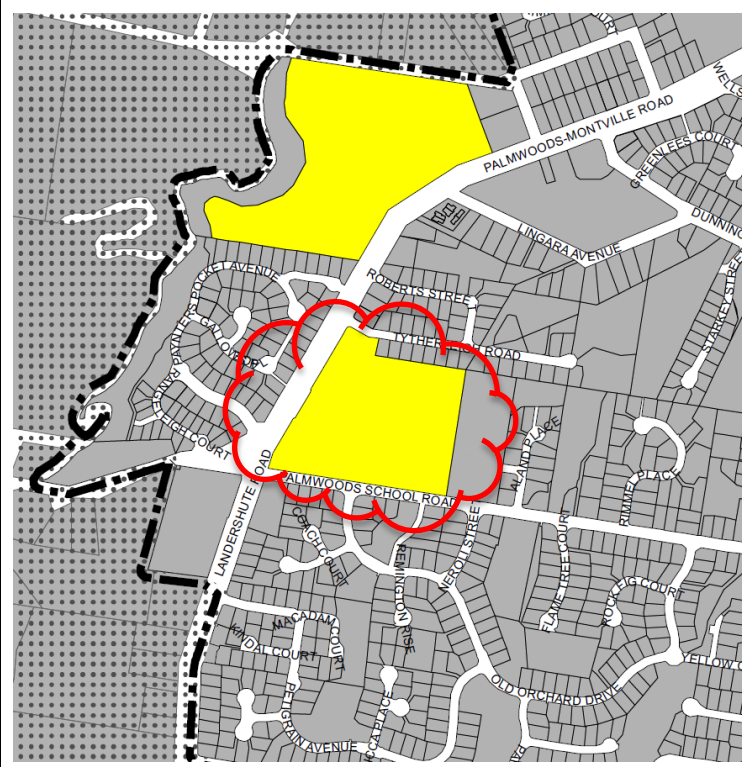
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

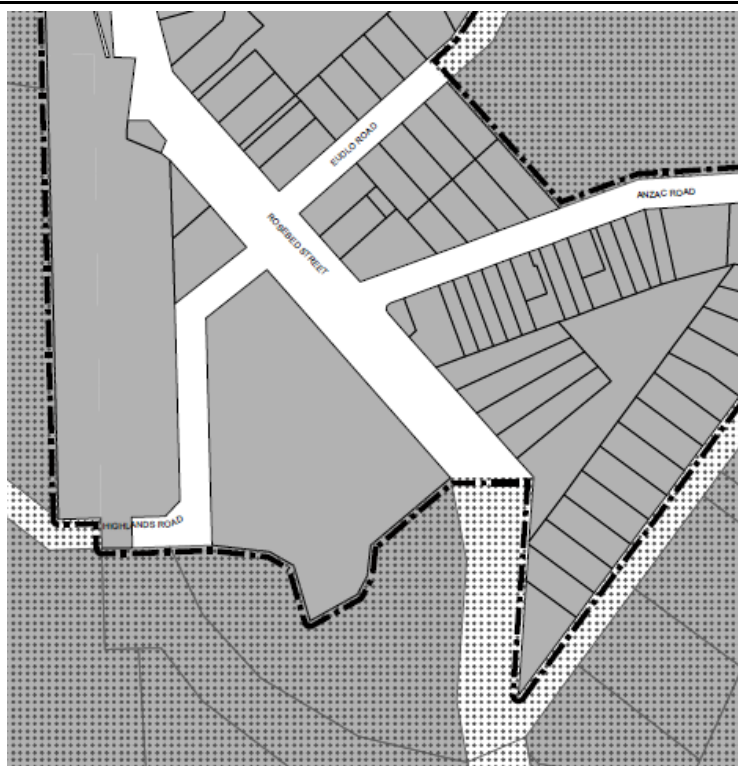


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)

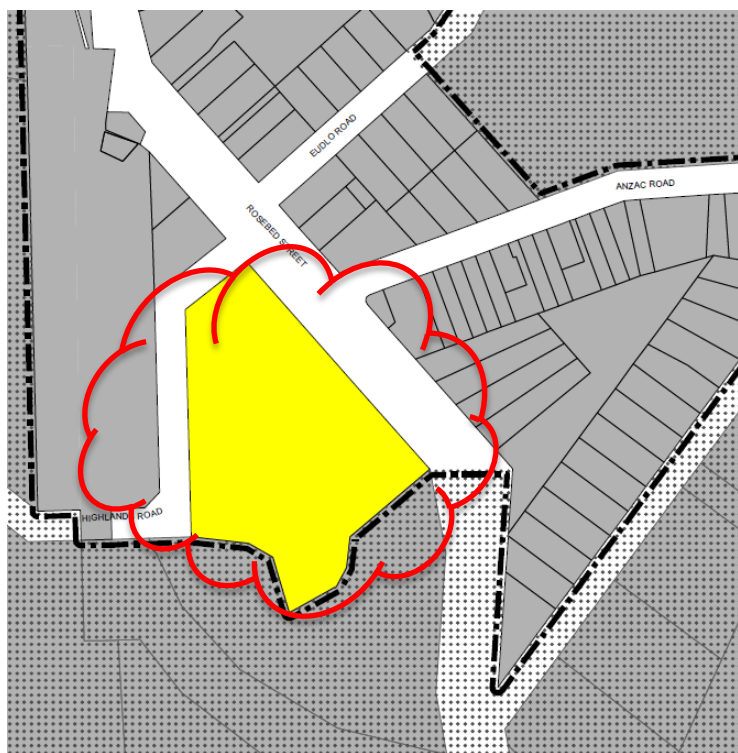
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

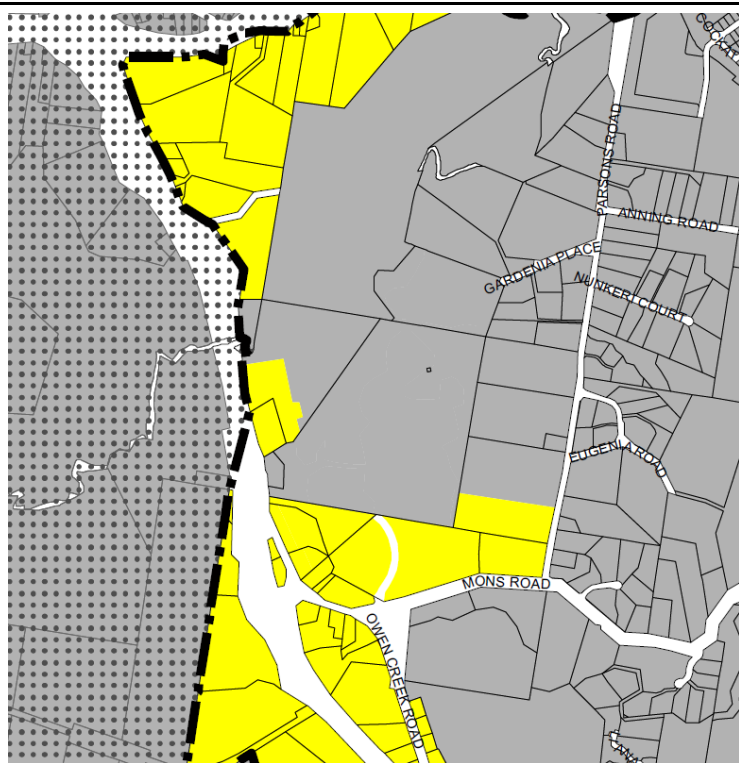


Maximum Height of Buildings and Structures

 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)

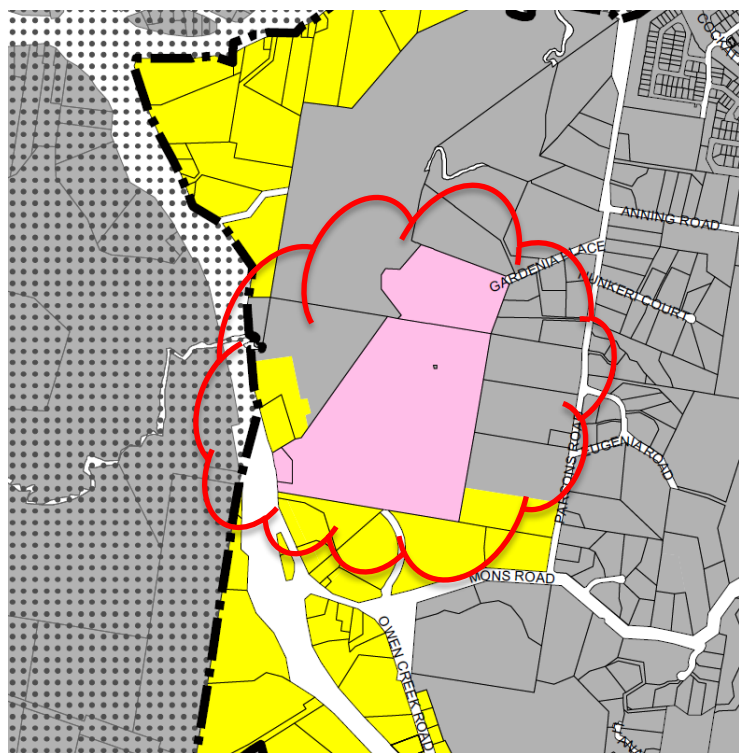
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

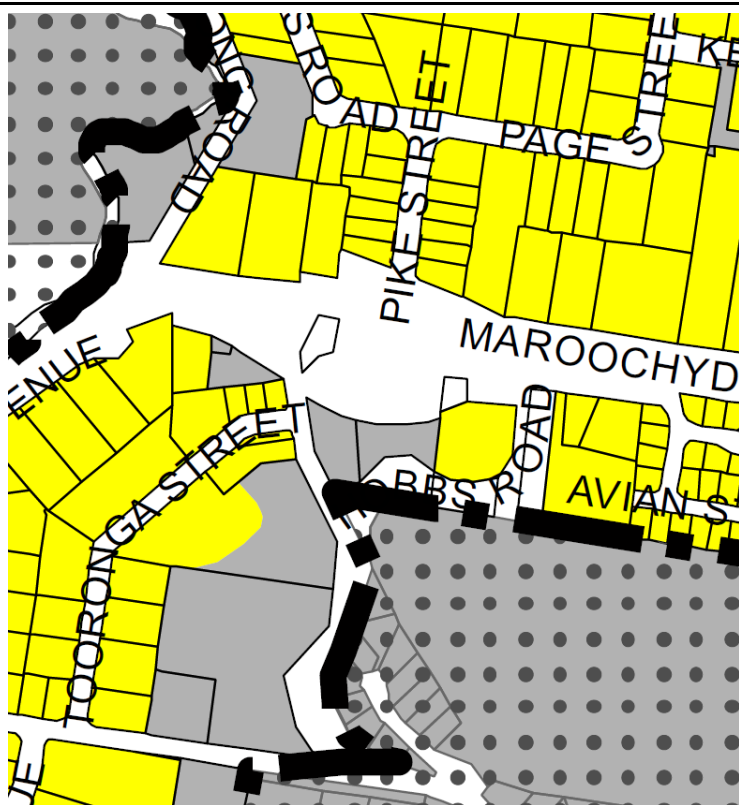


Maximum Height of Buildings and Structures

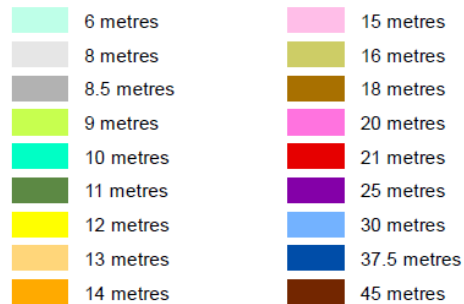
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)

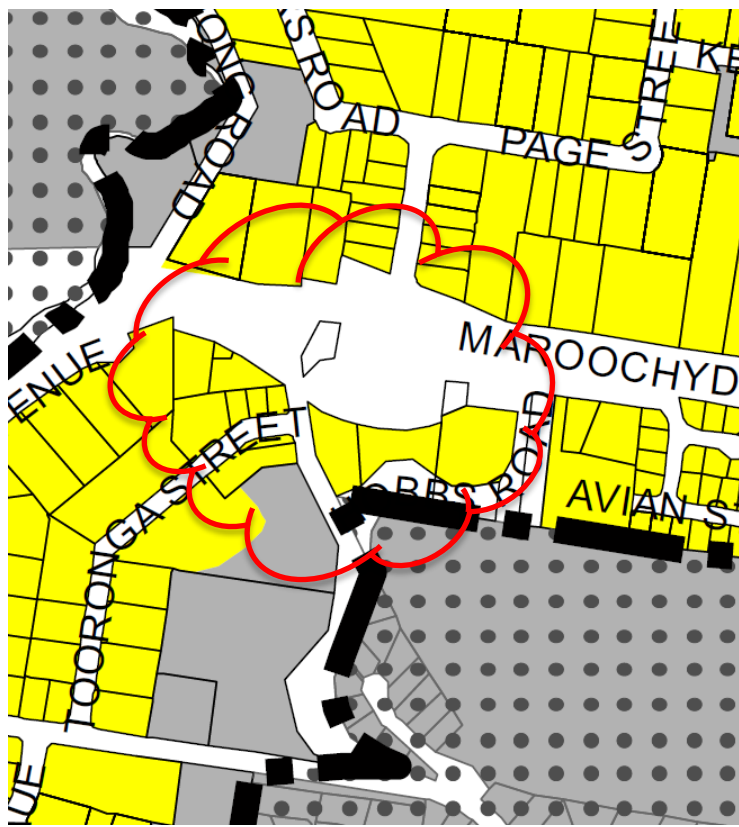
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

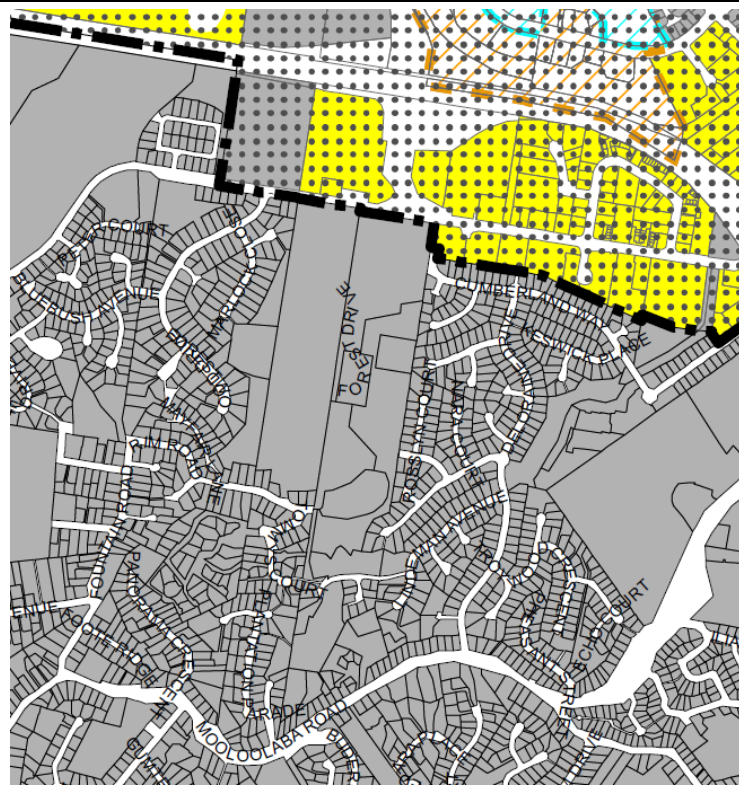


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

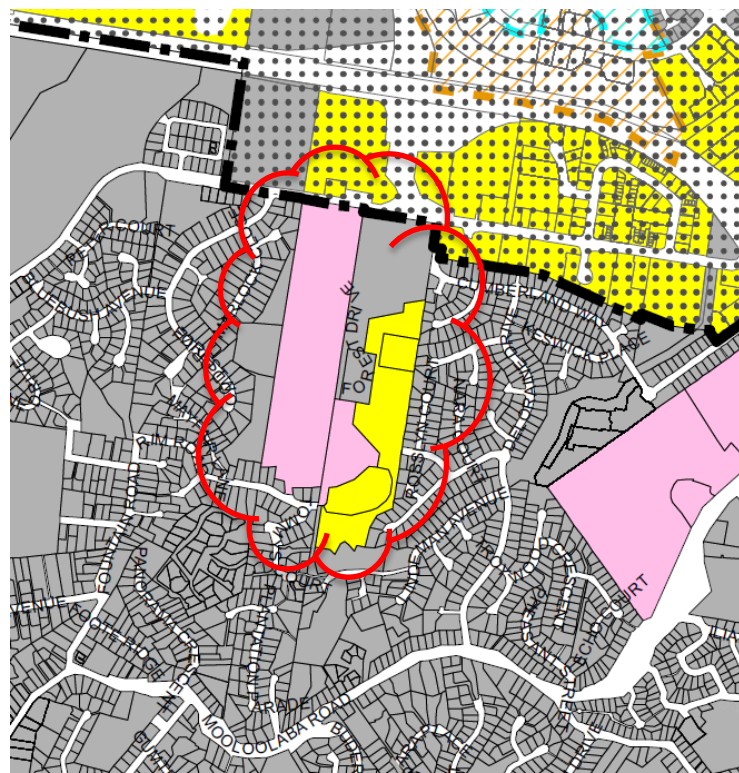
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

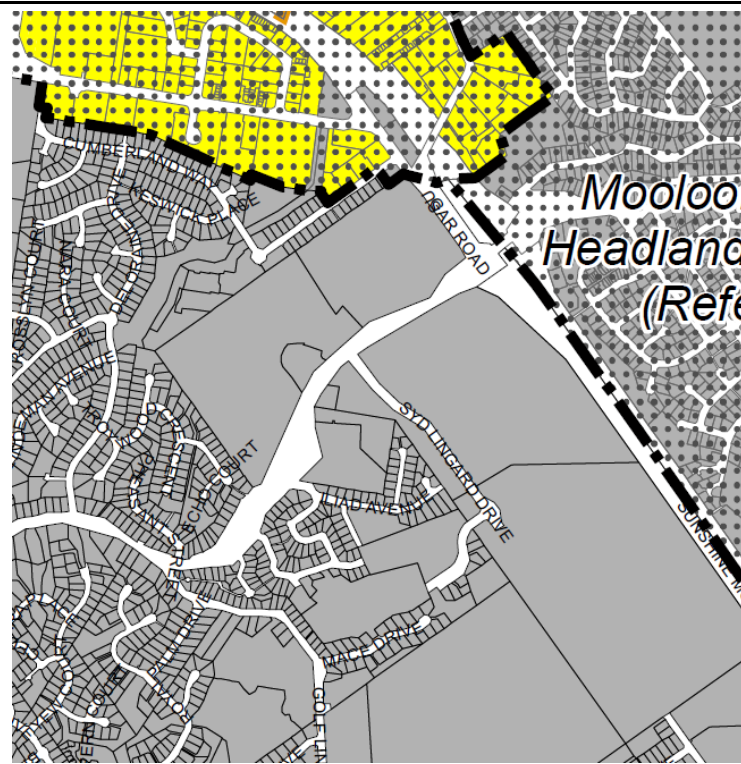


Maximum Height of Buildings and Structures



















8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

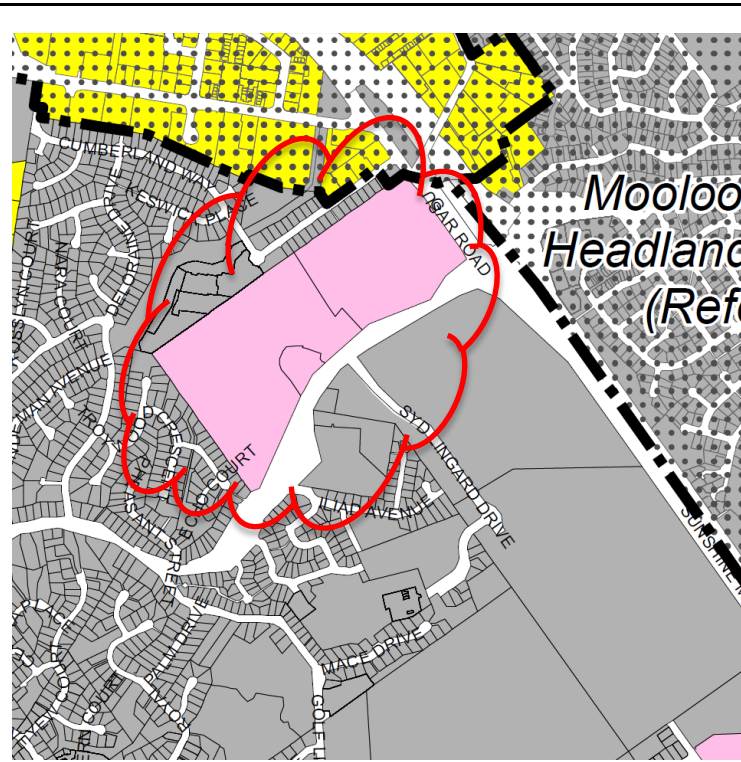
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

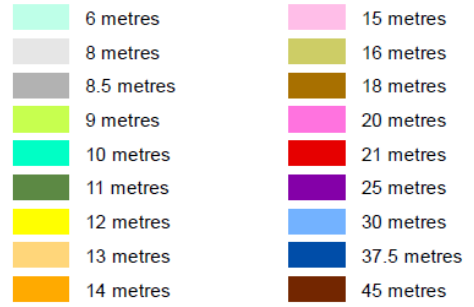
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

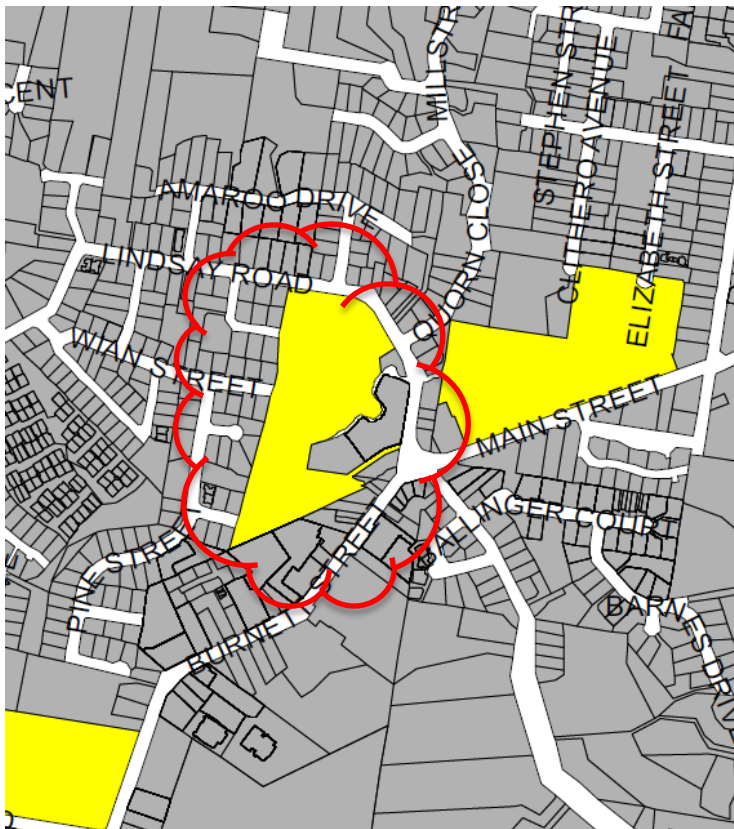
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

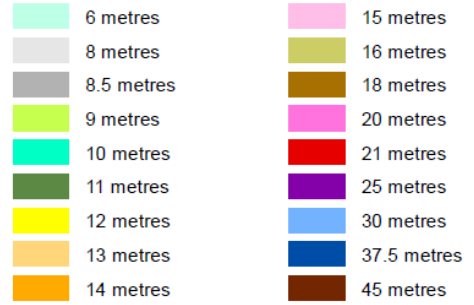


Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

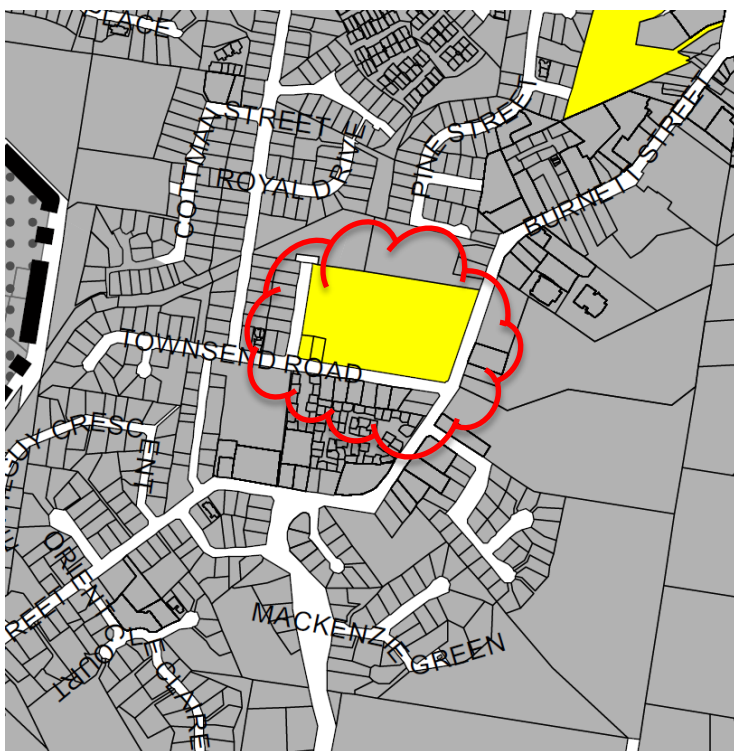
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

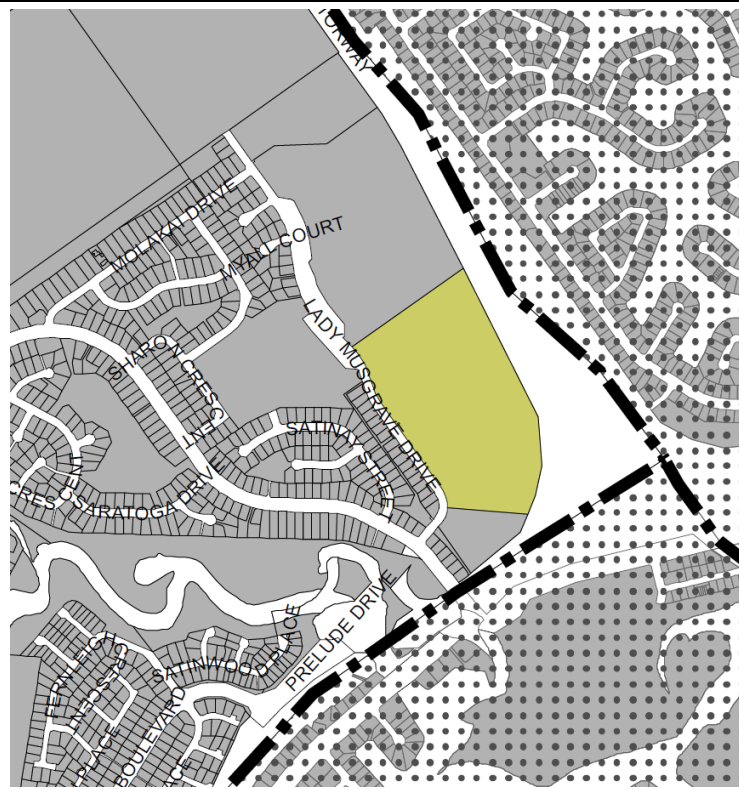


Maximum Height of Buildings and Structures

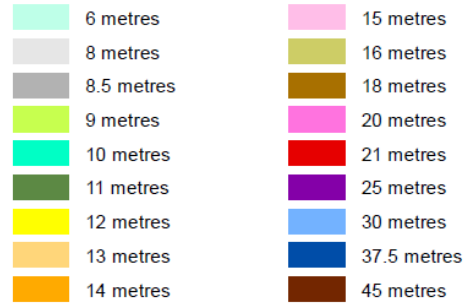


Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

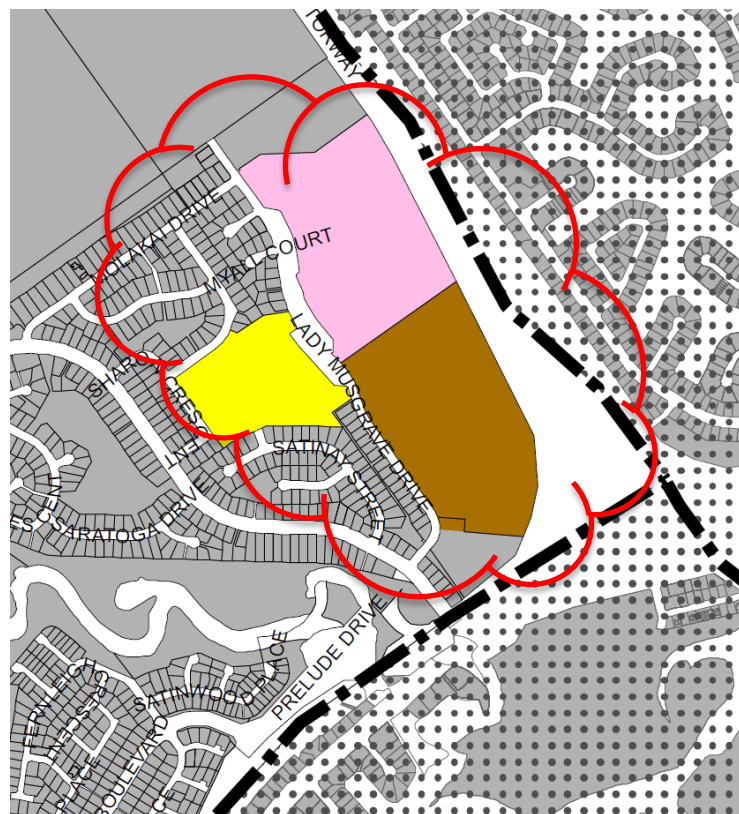
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

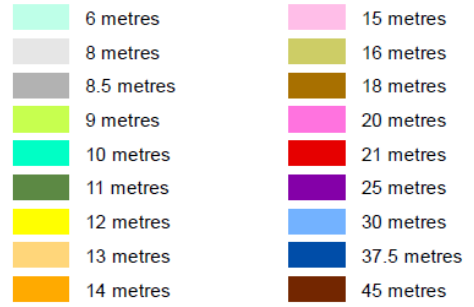


Extract of Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)

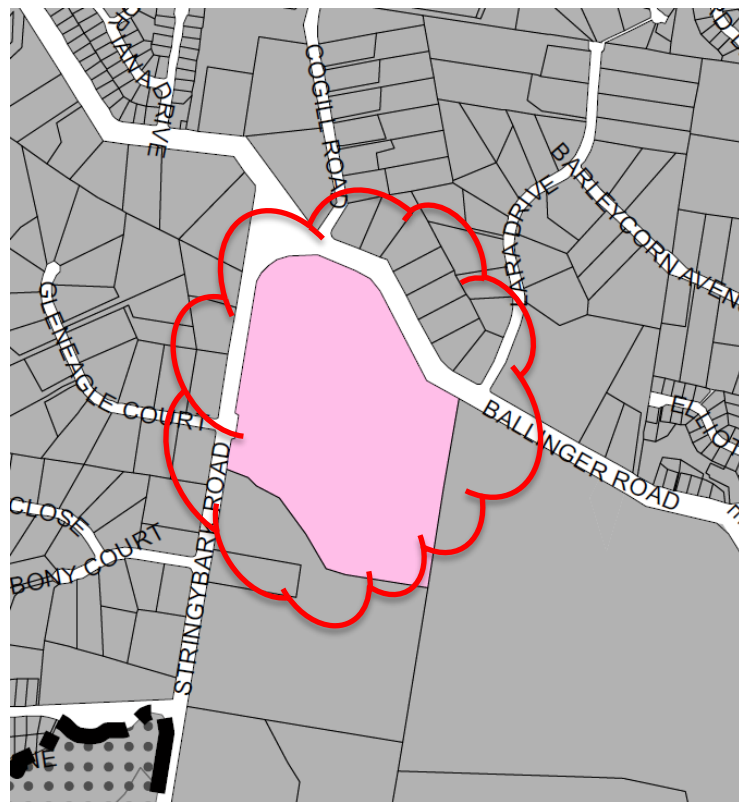
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

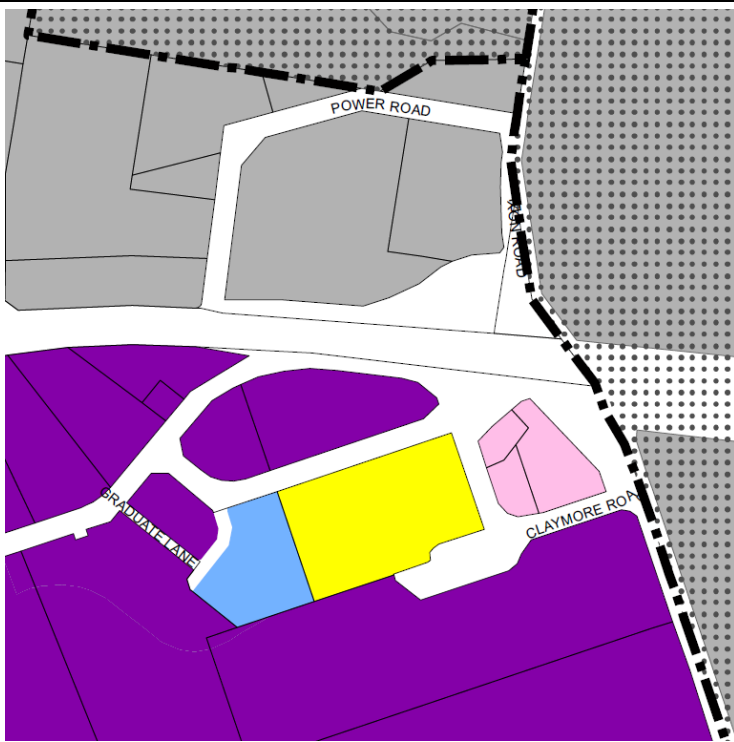


Maximum Height of Buildings and Structures

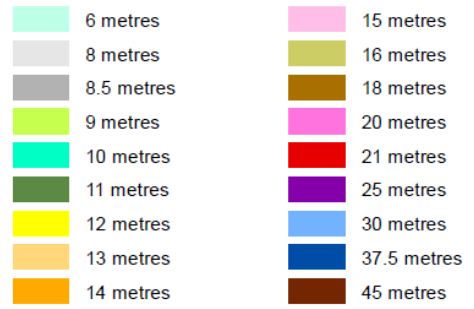


Extract of Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)

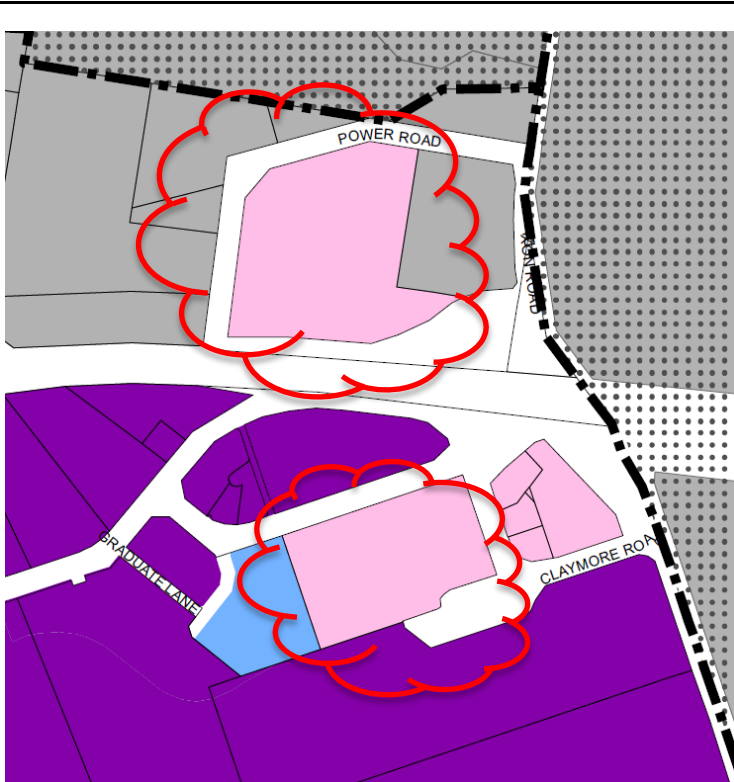
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

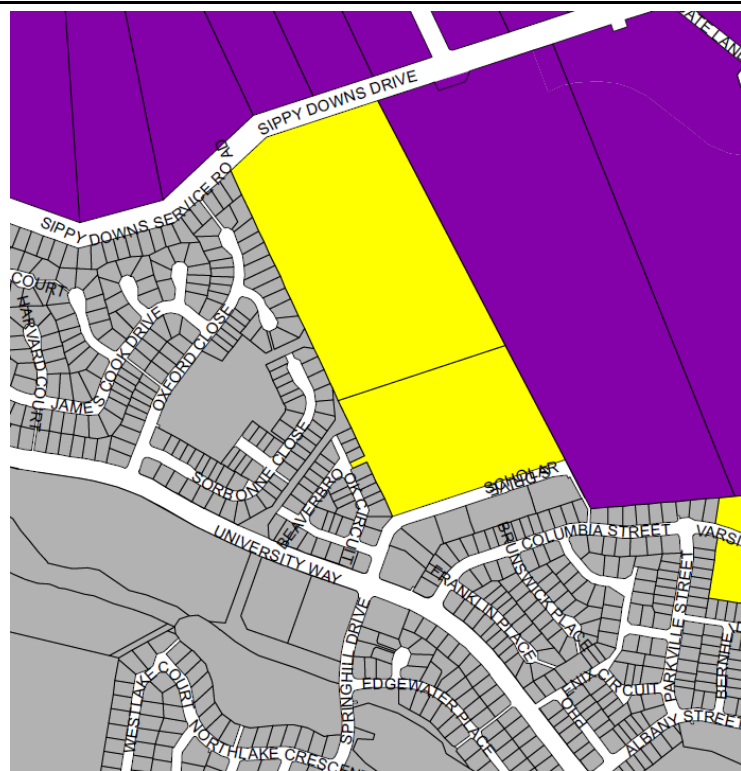


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)

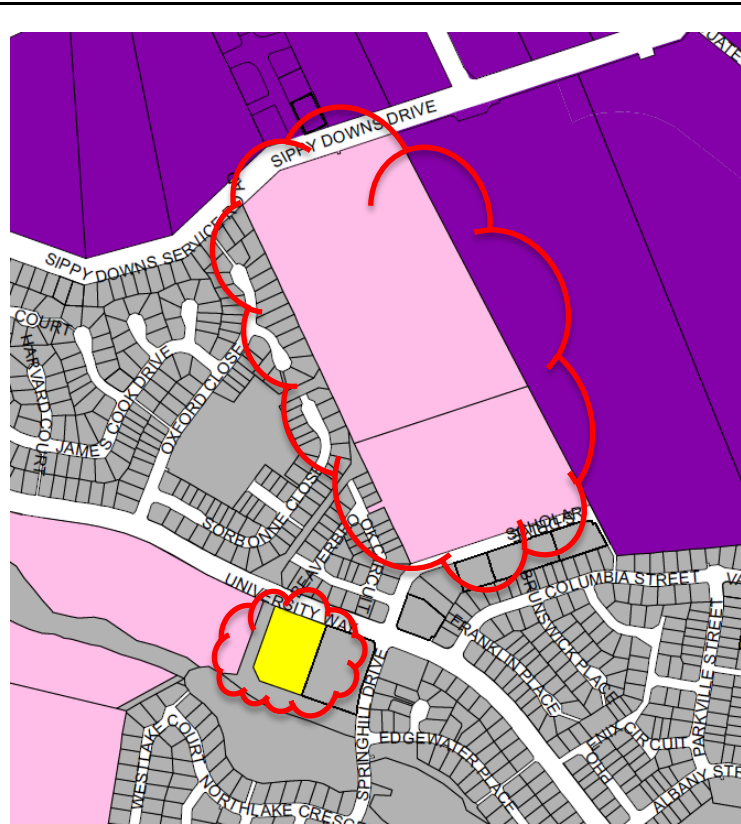
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

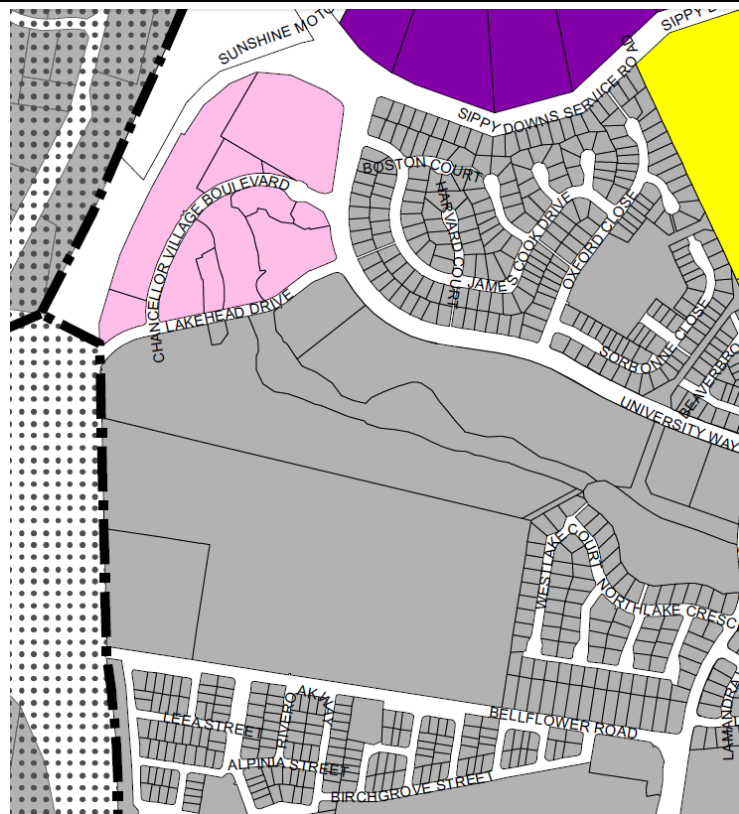


Maximum Height of Buildings and Structures

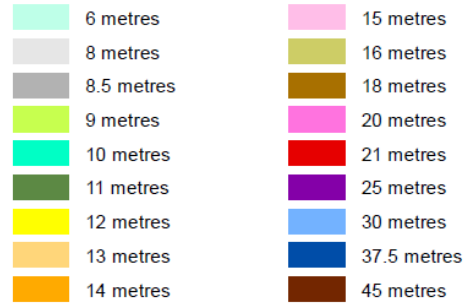
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)

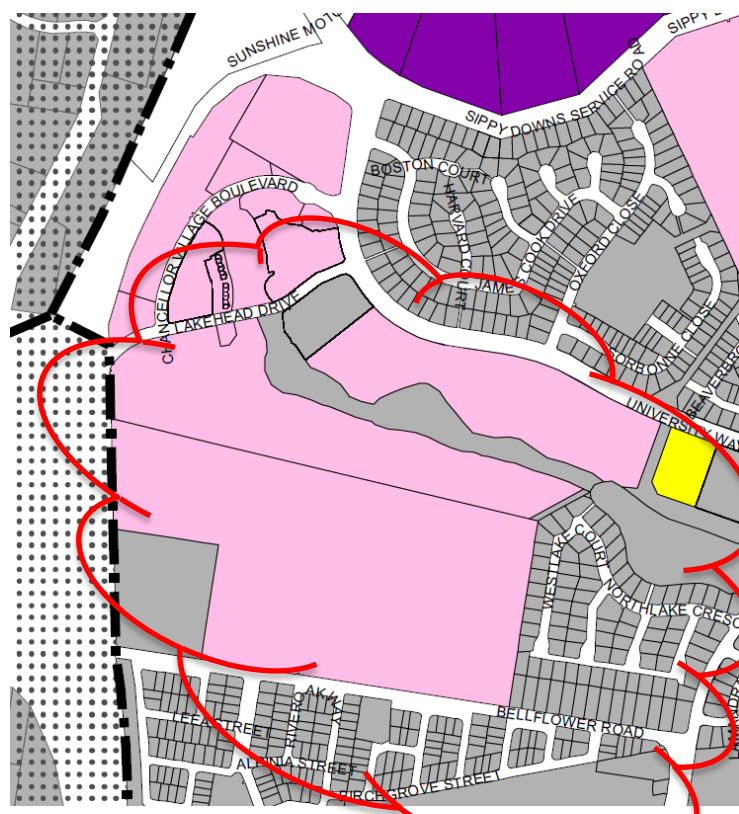
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

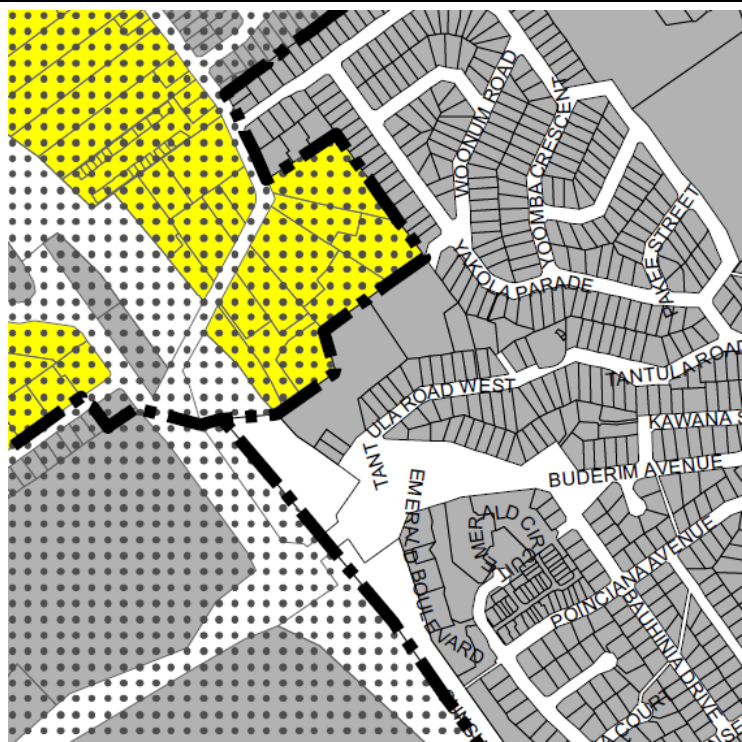


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)

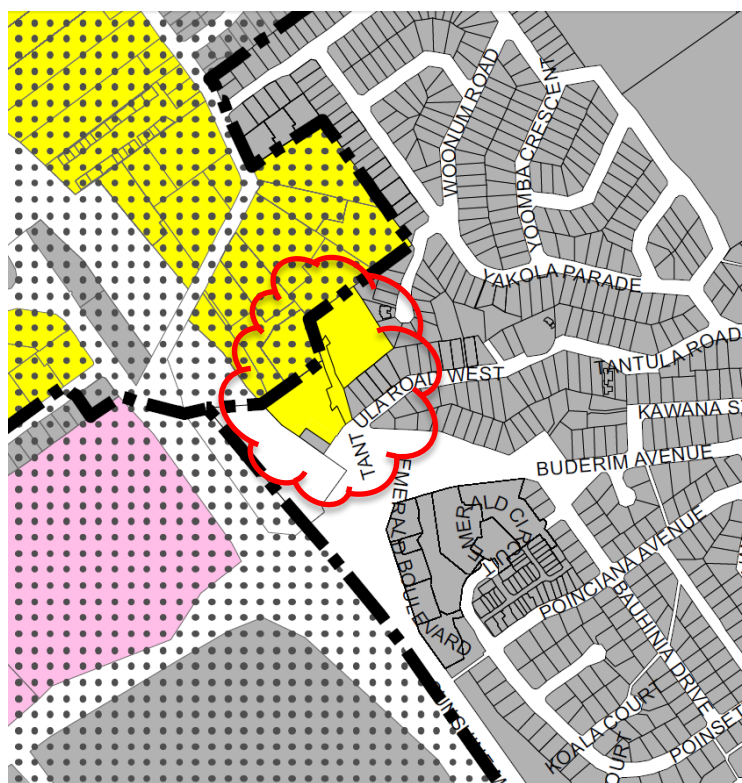
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

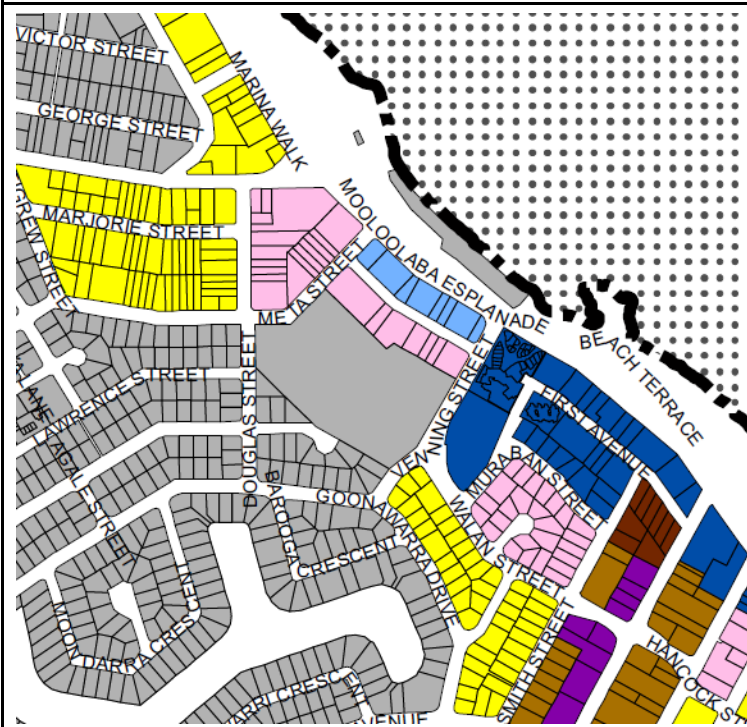


Maximum Height of Buildings and Structures

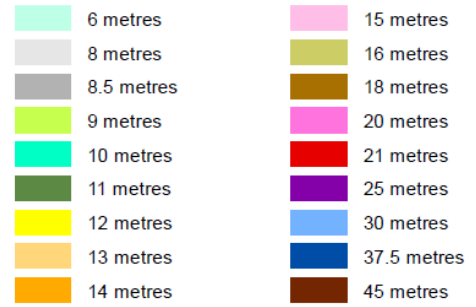
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)

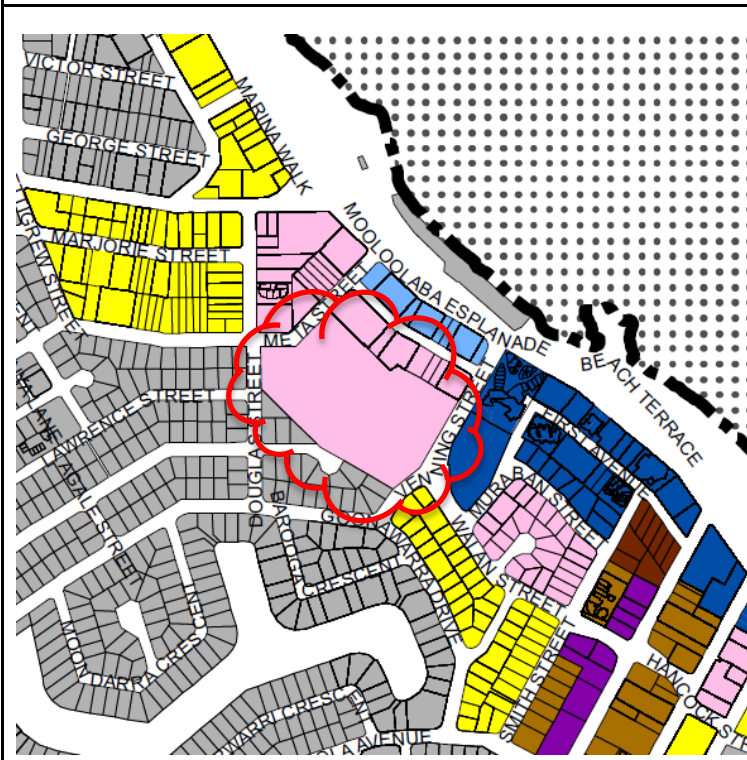
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

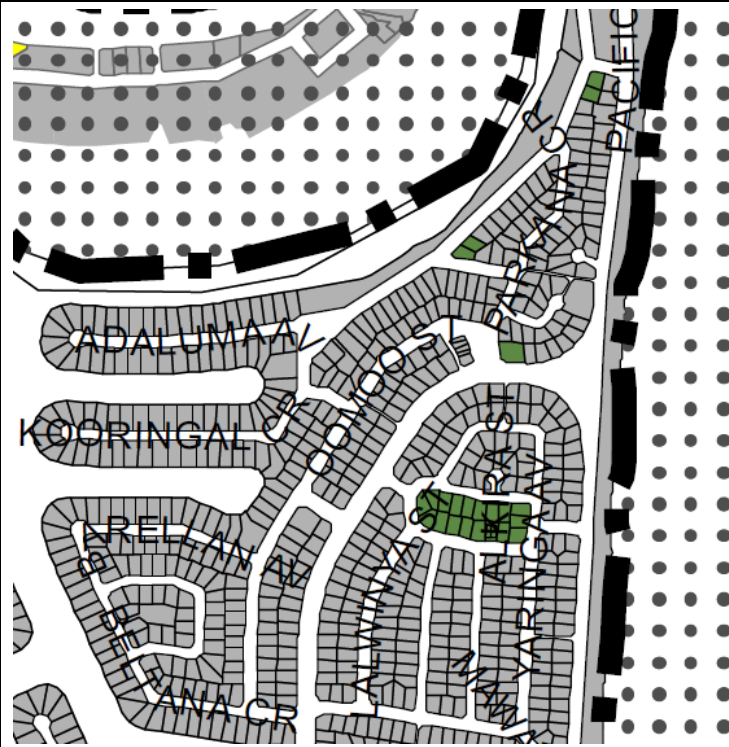


Maximum Height of Buildings and Structures

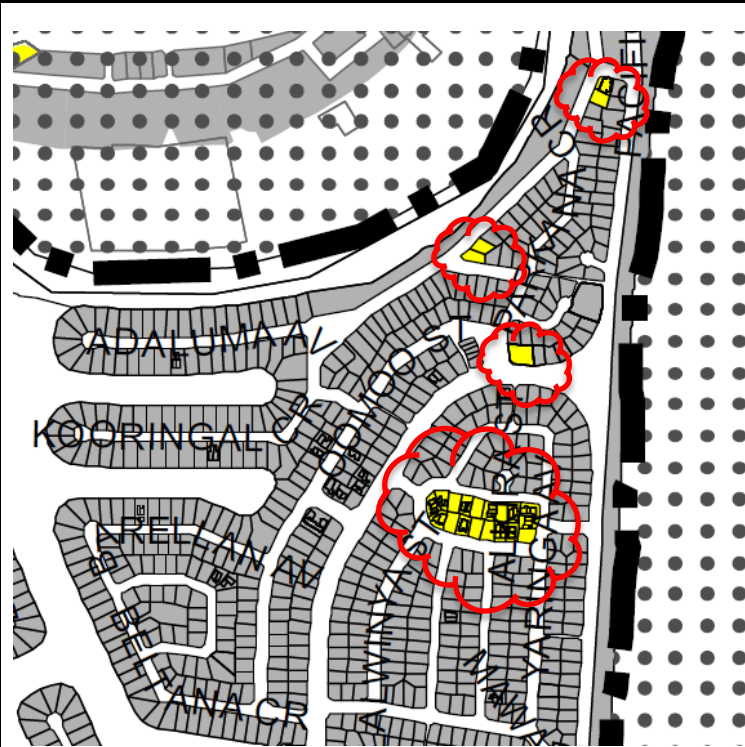


Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

Existing



Proposed Amendment

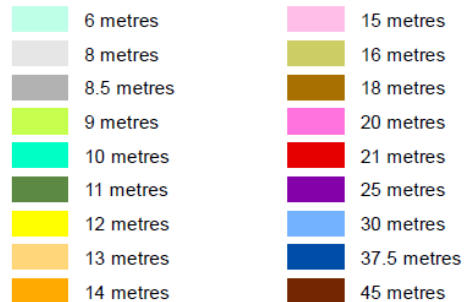


Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

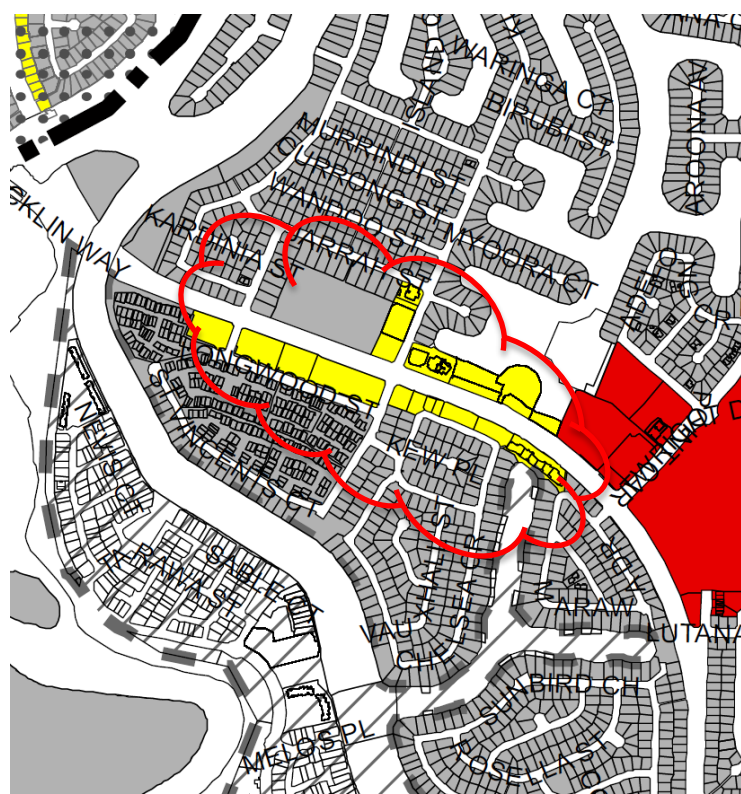
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

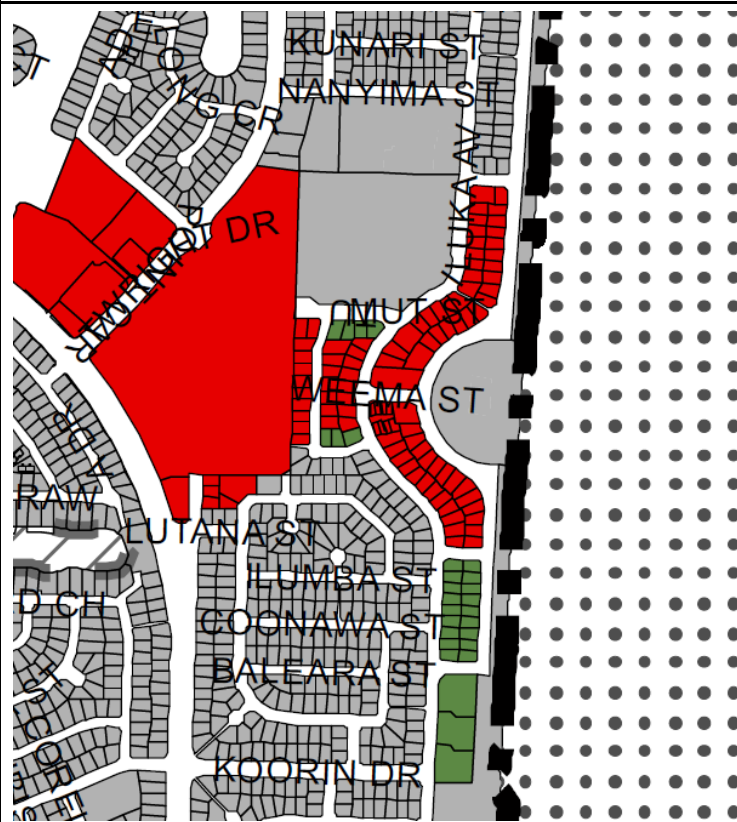


Maximum Height of Buildings and Structures

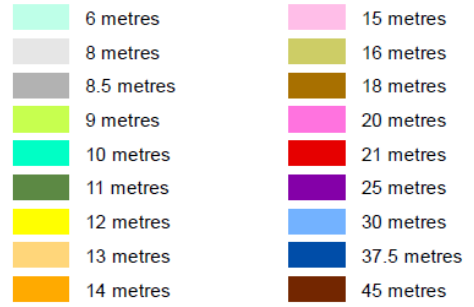


Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

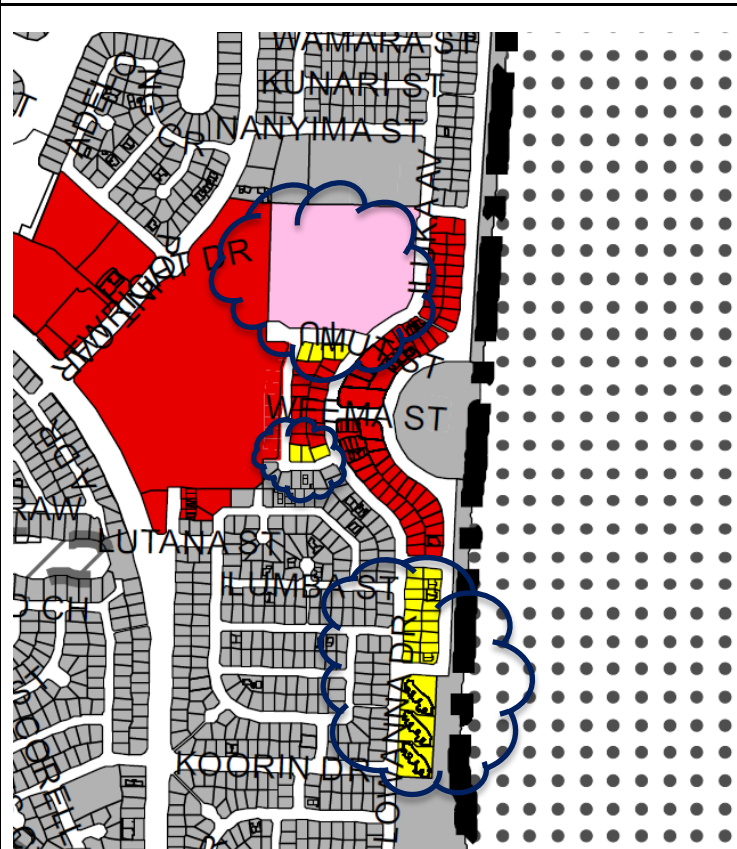
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

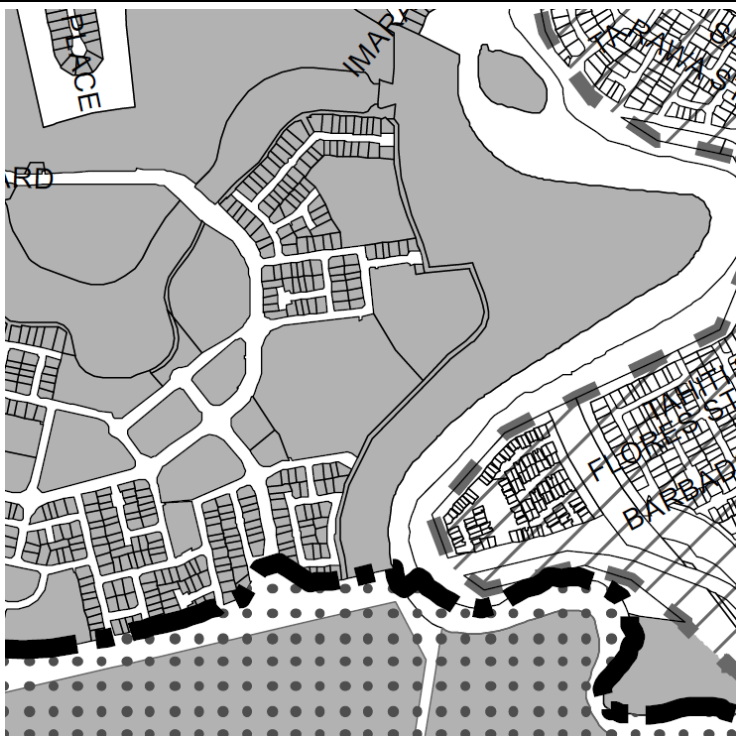


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

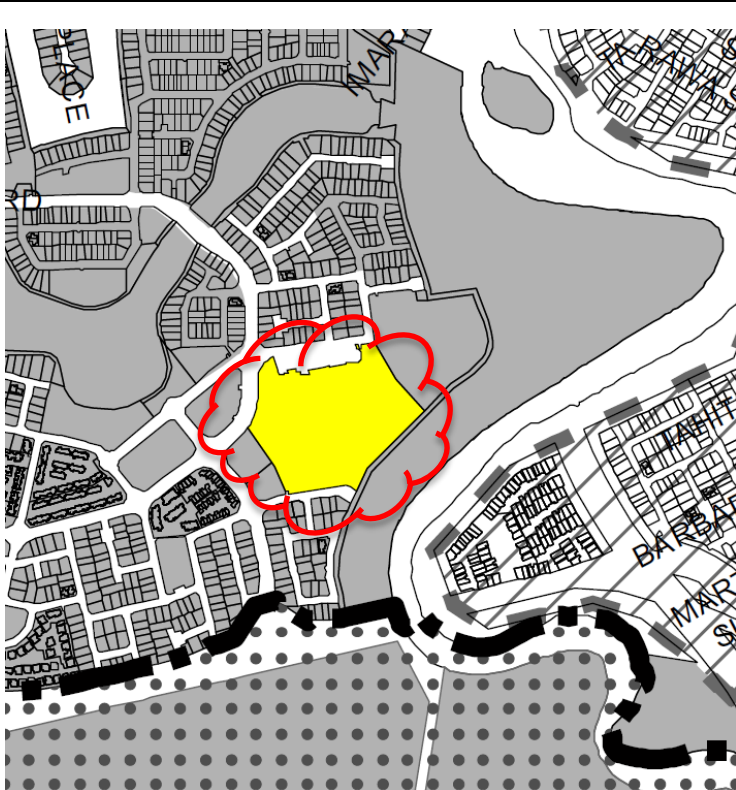
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

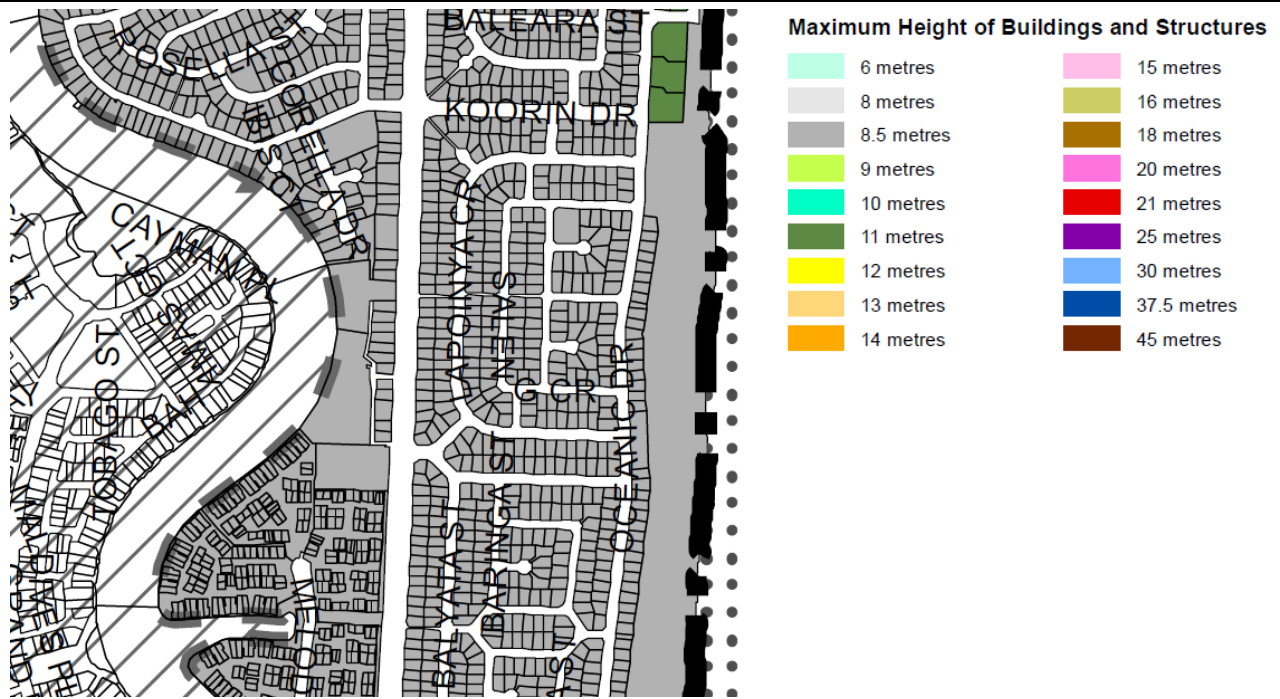


Maximum Height of Buildings and Structures

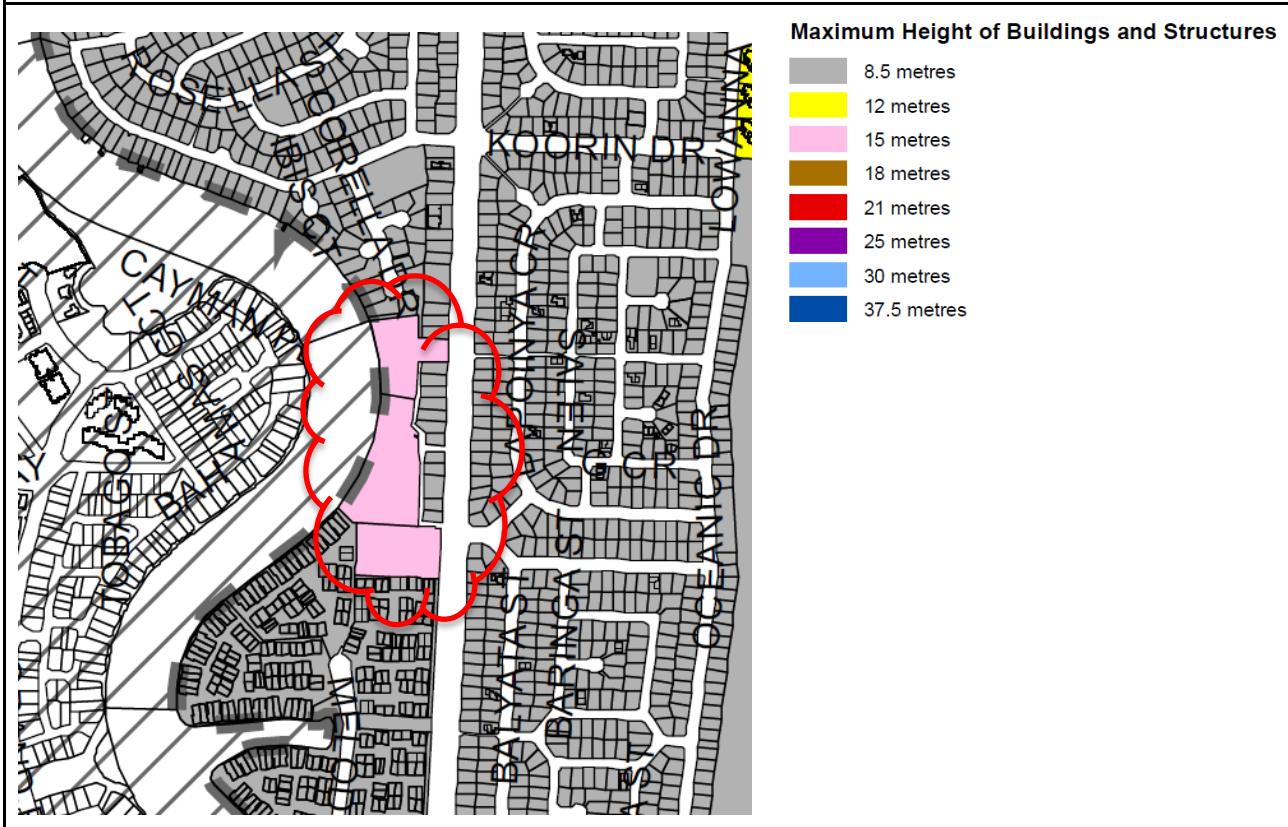
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

Existing

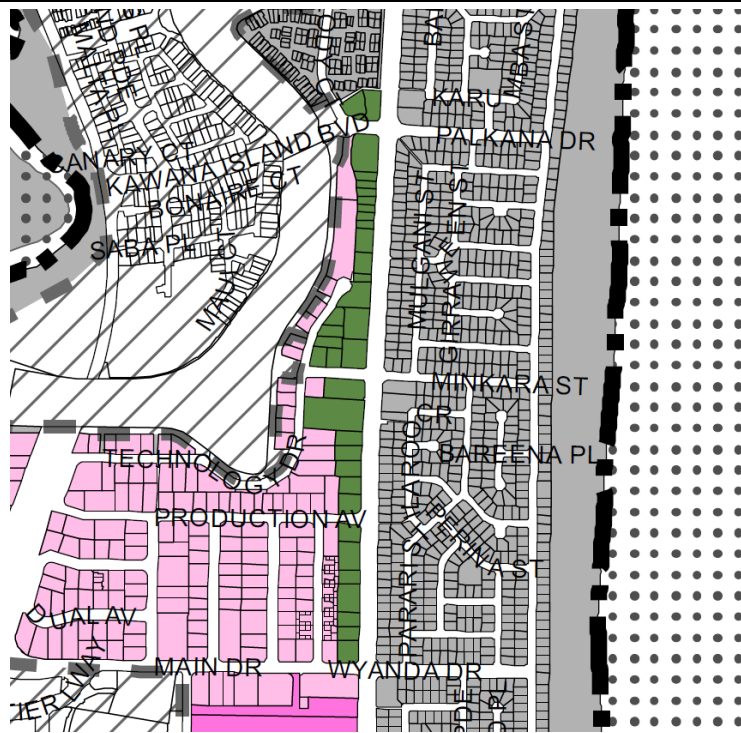


Proposed Amendment

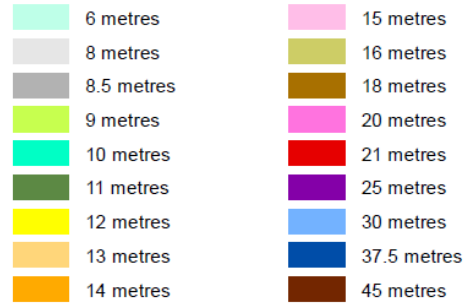


Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

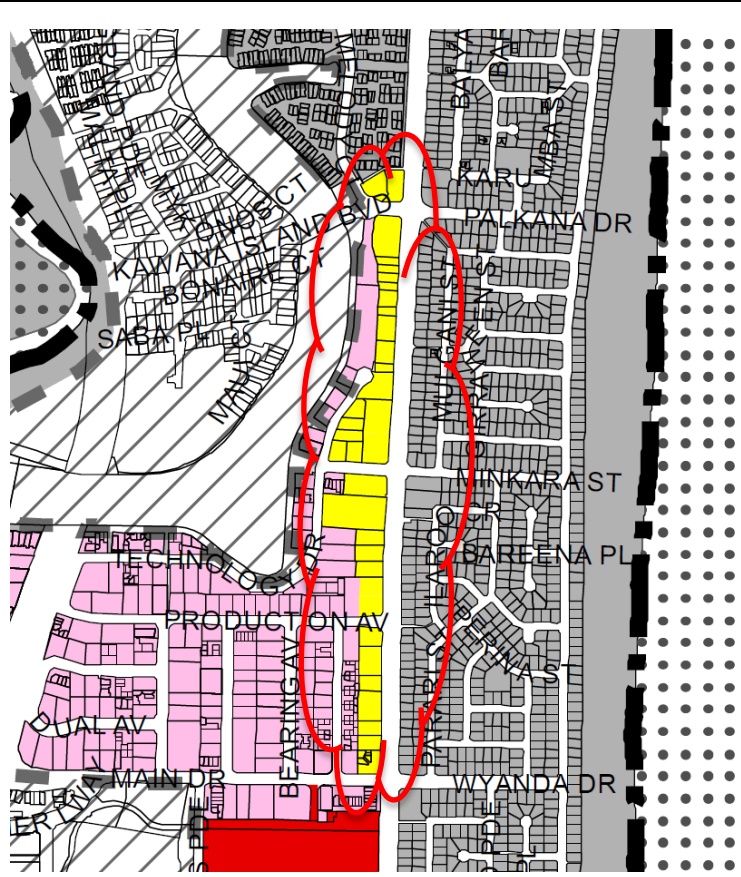
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

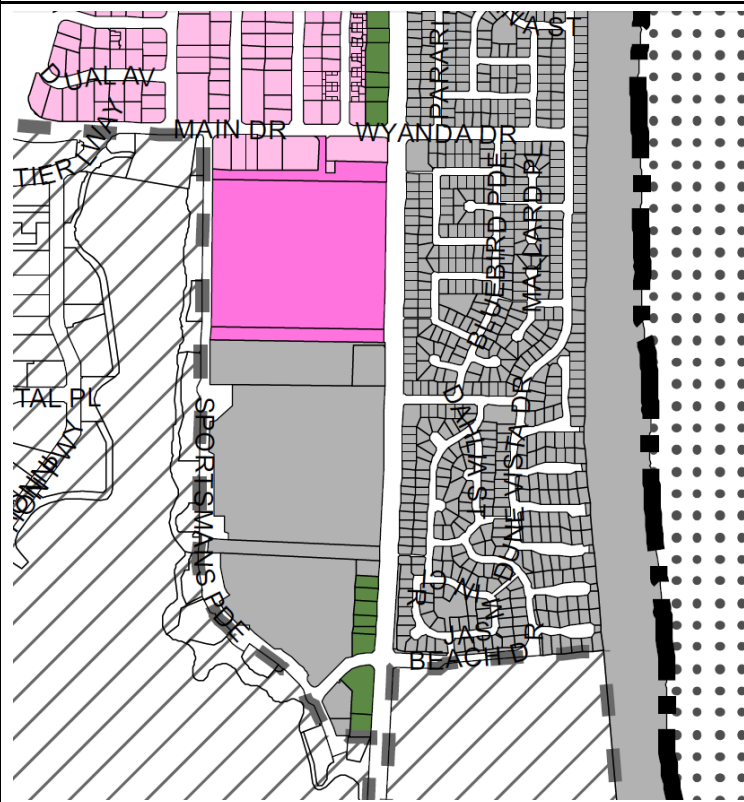


Maximum Height of Buildings and Structures

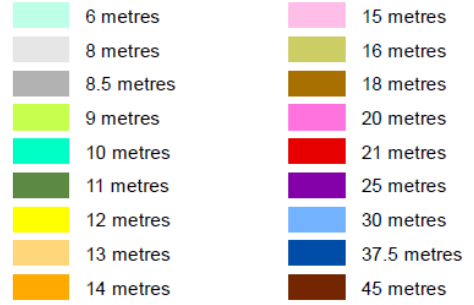


Extract of Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)

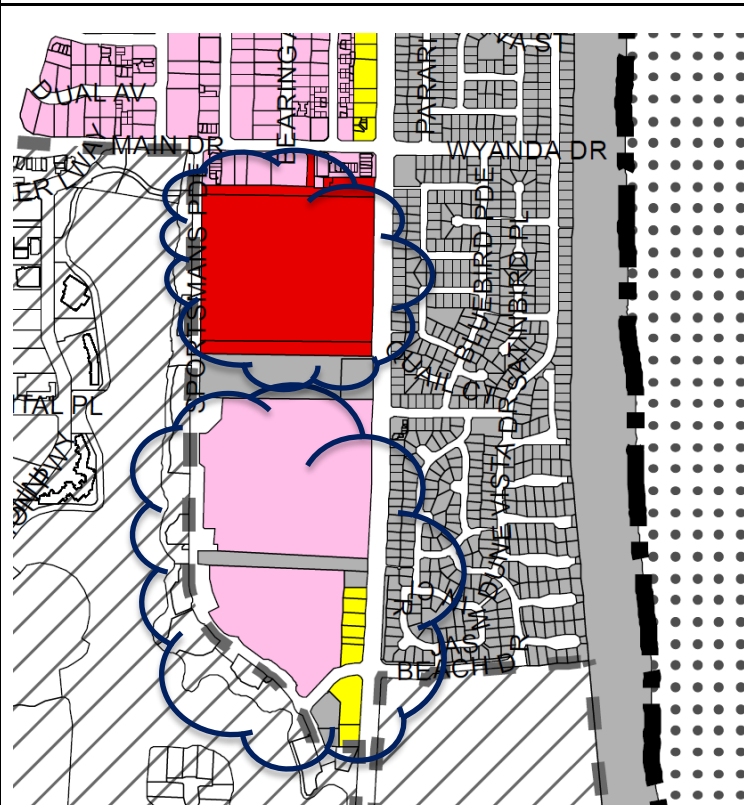
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

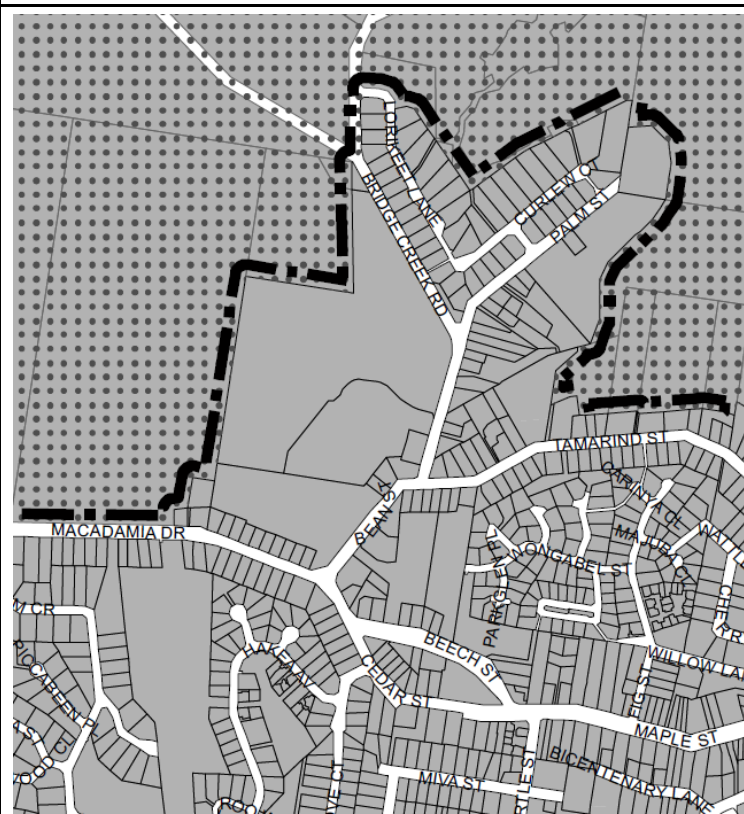


Maximum Height of Buildings and Structures

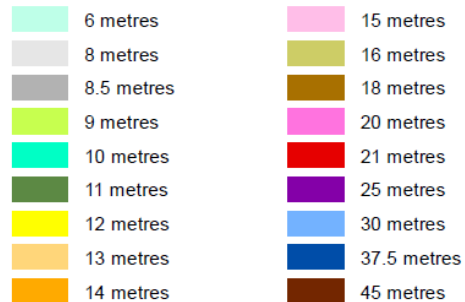


Extract of Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)

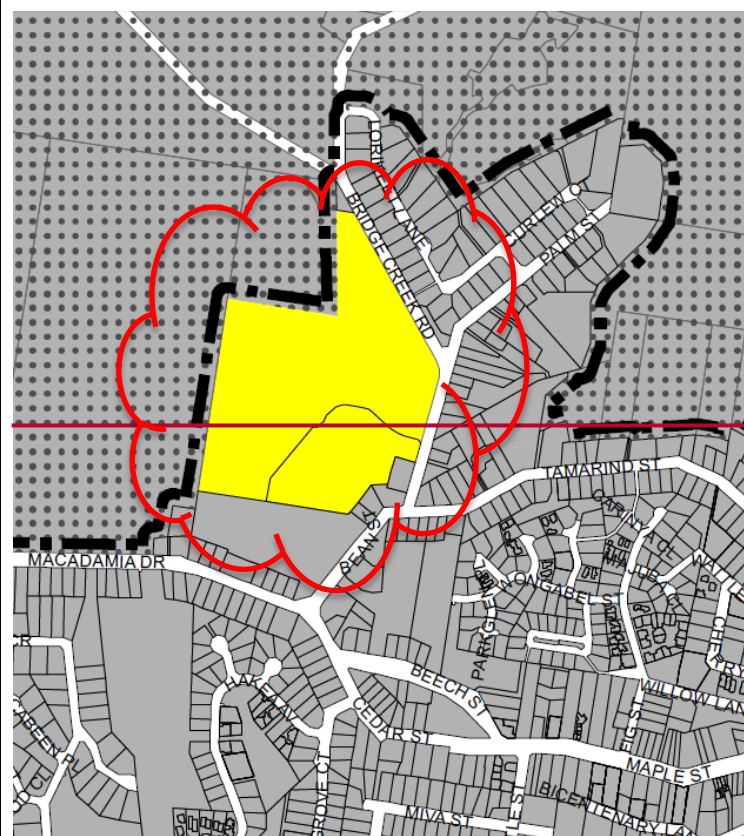
Existing



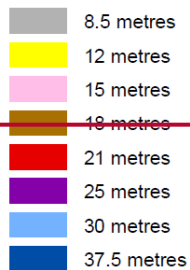
Maximum Height of Buildings and Structures

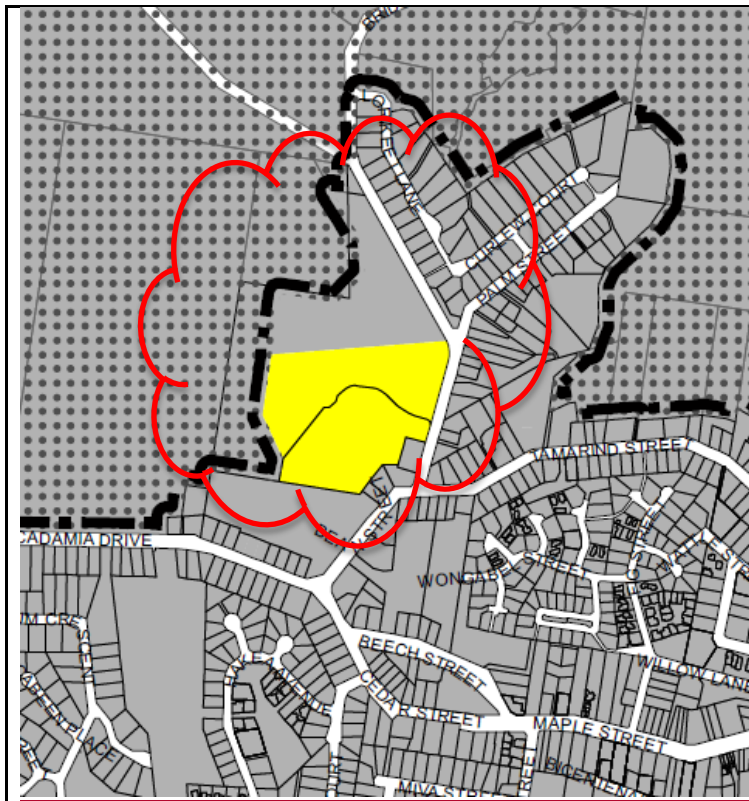


Proposed Amendment



Maximum Height of Buildings and Structures





Maximum Height of Buildings and Structures

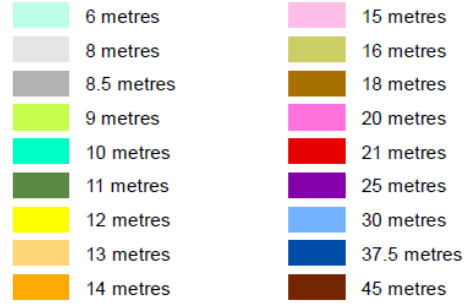
- 8.5 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)

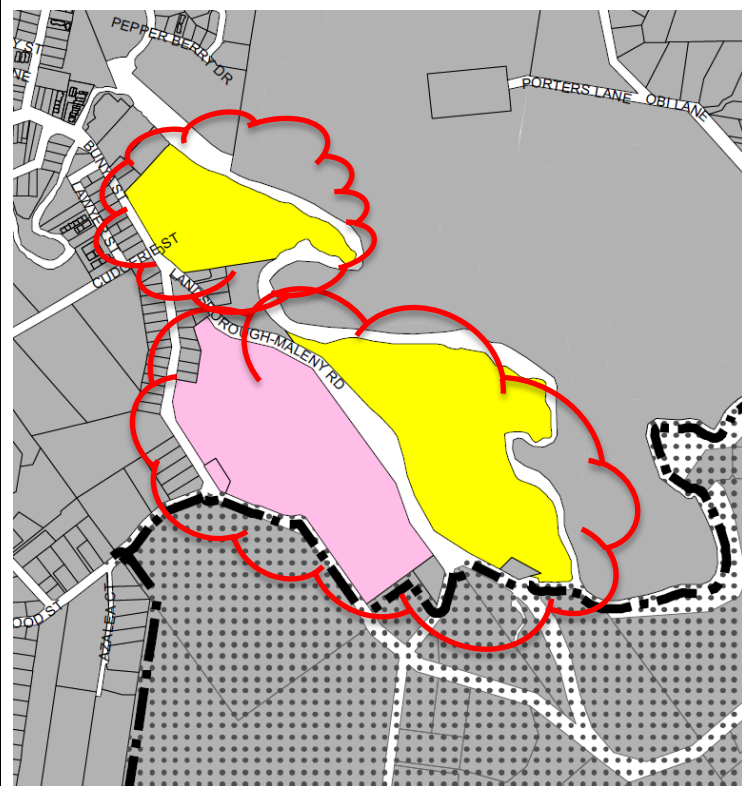
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

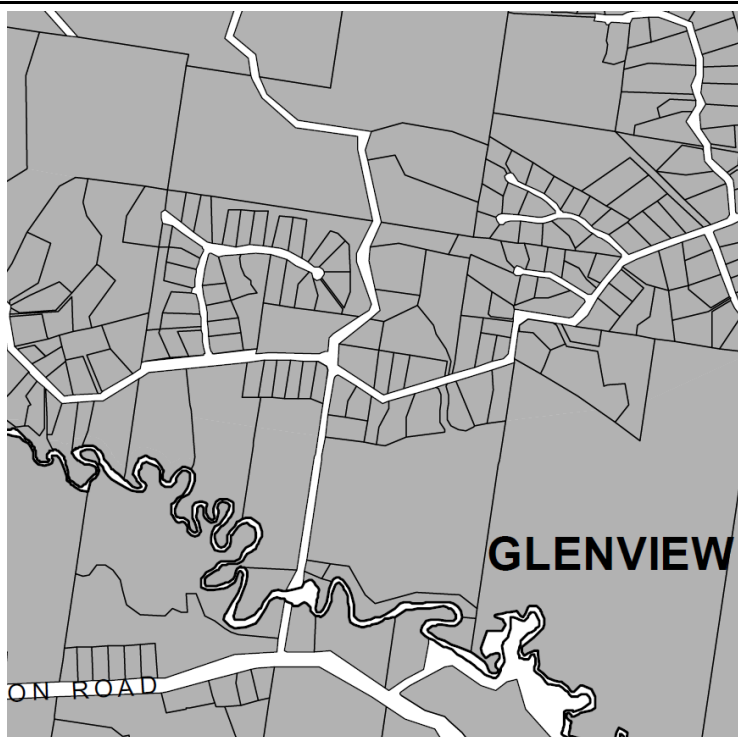


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM40H (Rural Map)

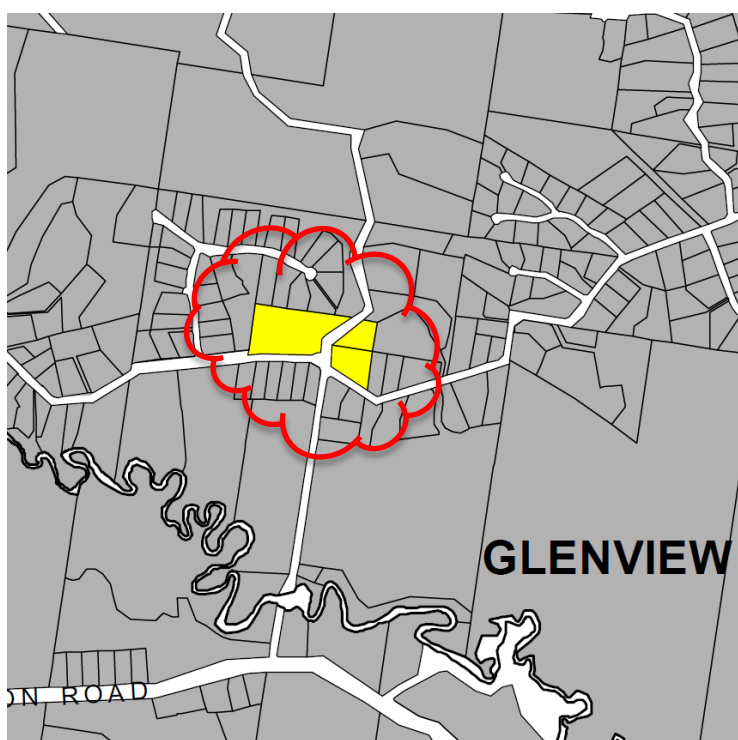
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

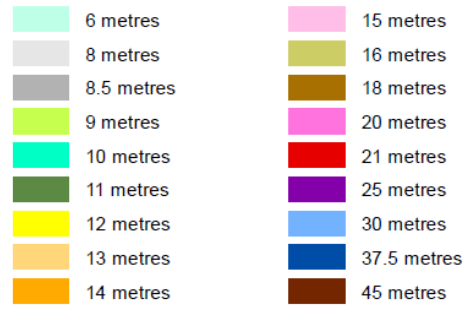
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)

Existing



Maximum Height of Buildings and Structures

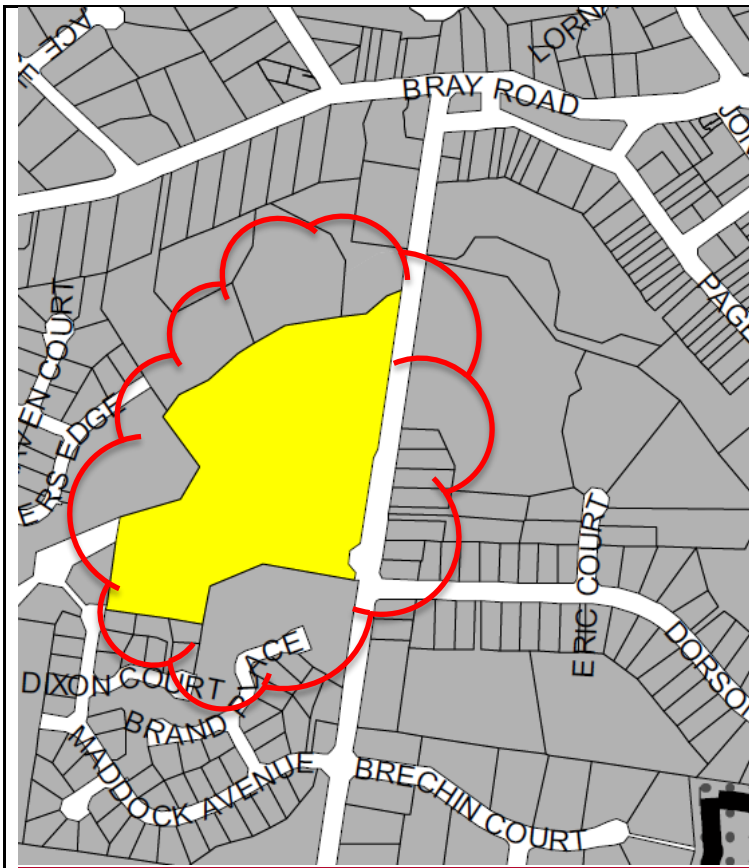


Proposed Amendment



Maximum Height of Buildings and Structures





Maximum Height of Buildings and Structures

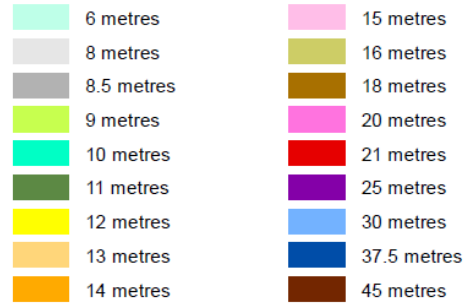
- 8.5 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)

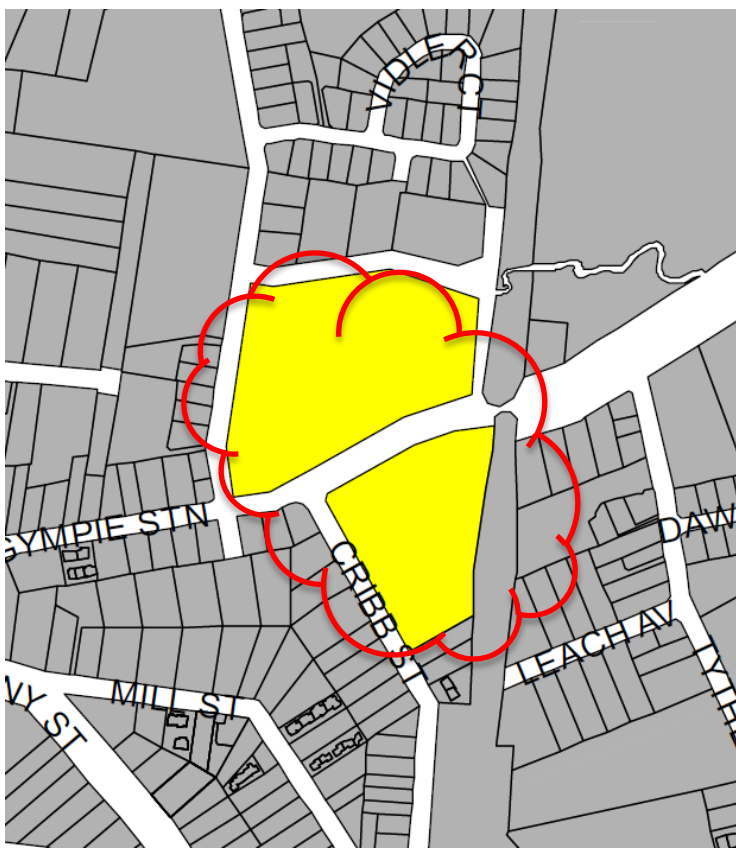
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

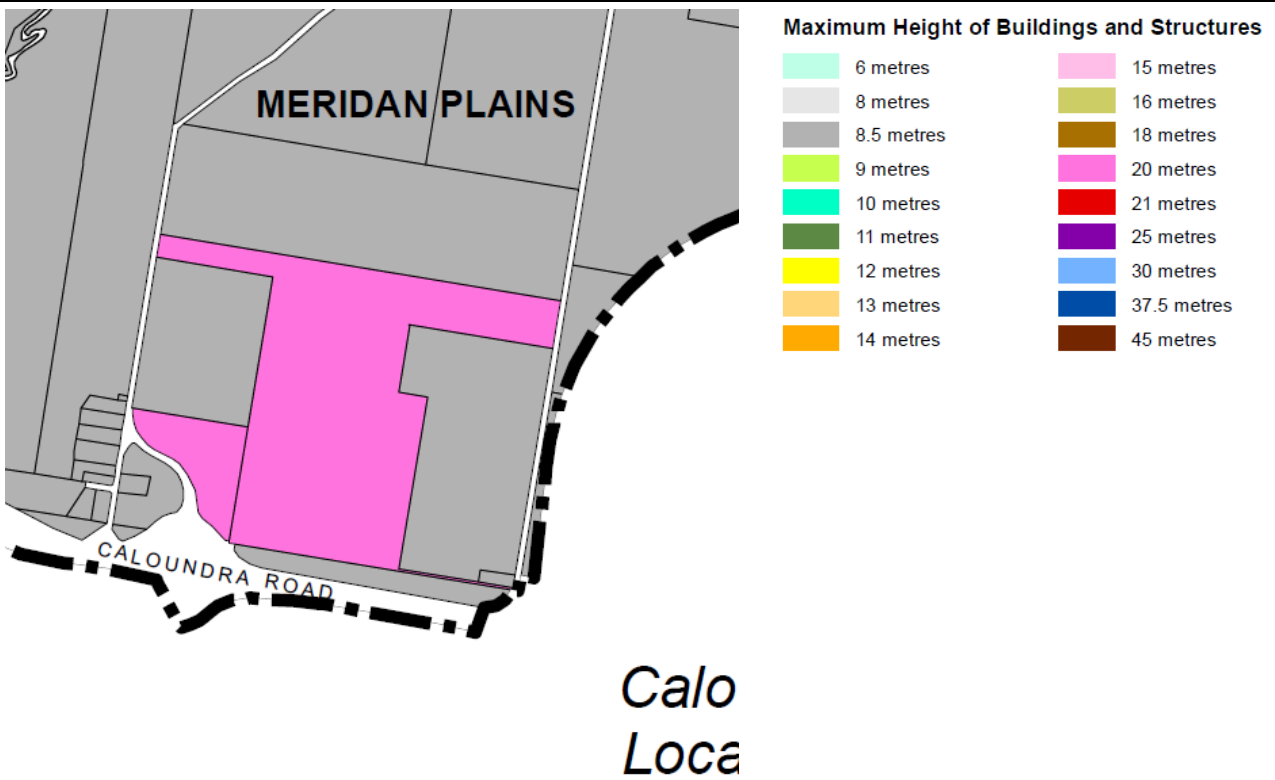


Maximum Height of Buildings and Structures

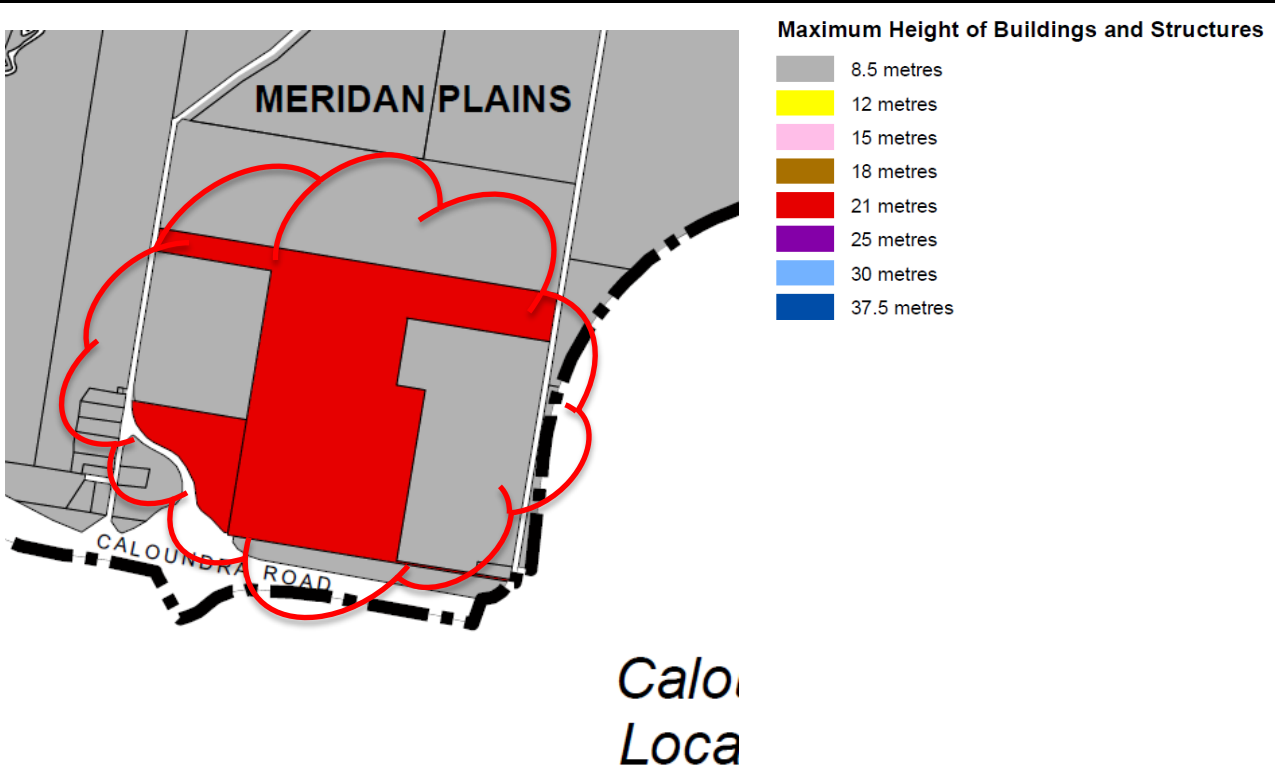


Extract of Height of Buildings and Structures Overlay Map OVM43H (Rural Map)

Existing



Proposed Amendment

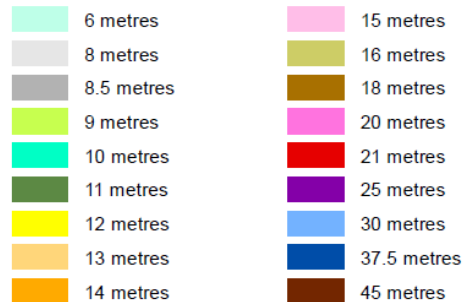


Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

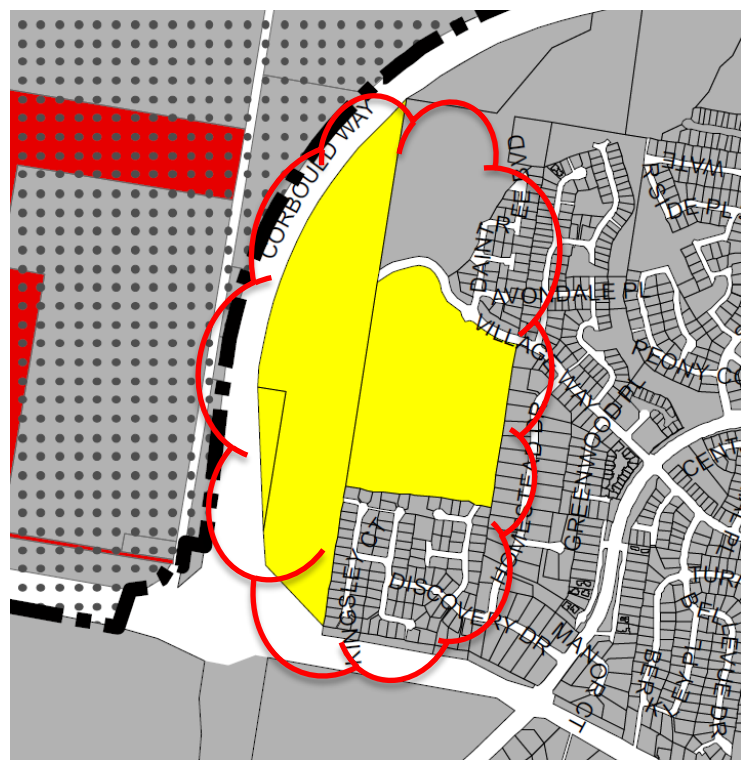
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

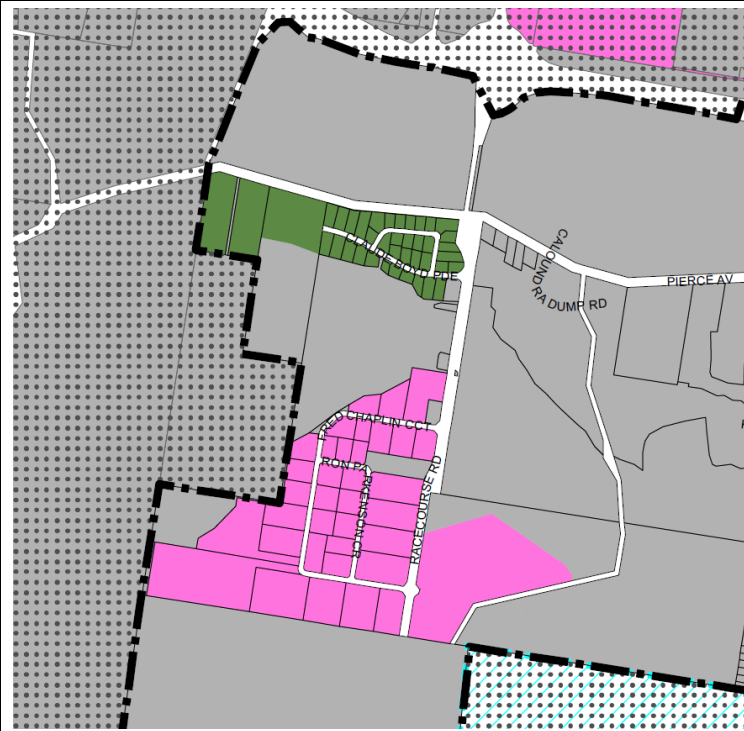


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment

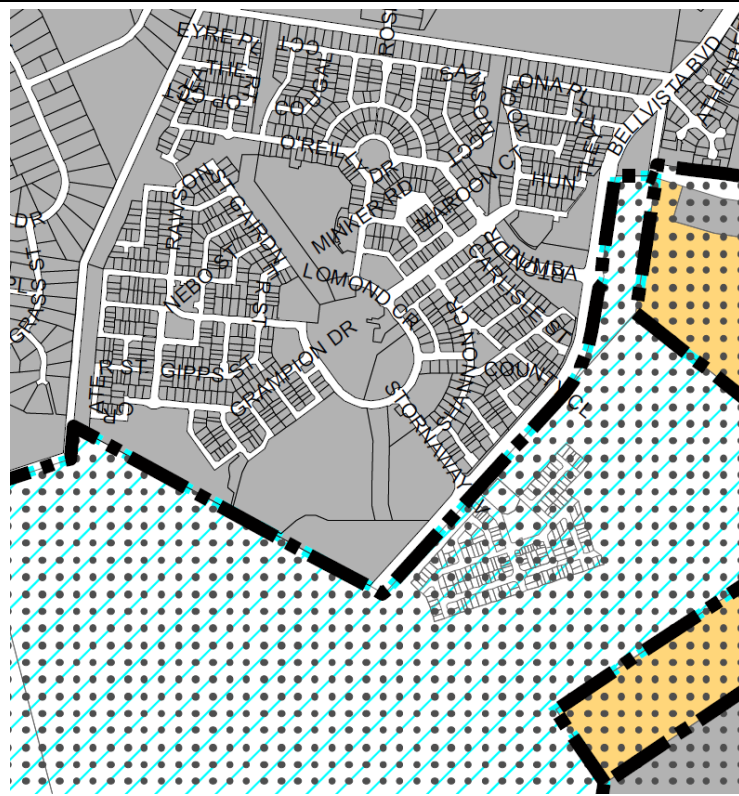


Maximum Height of Buildings and Structures

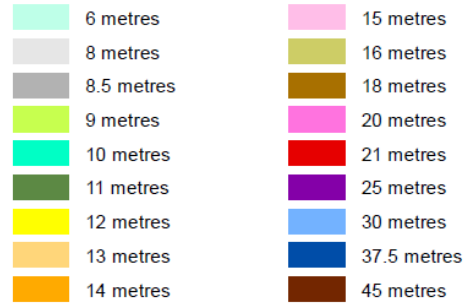
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

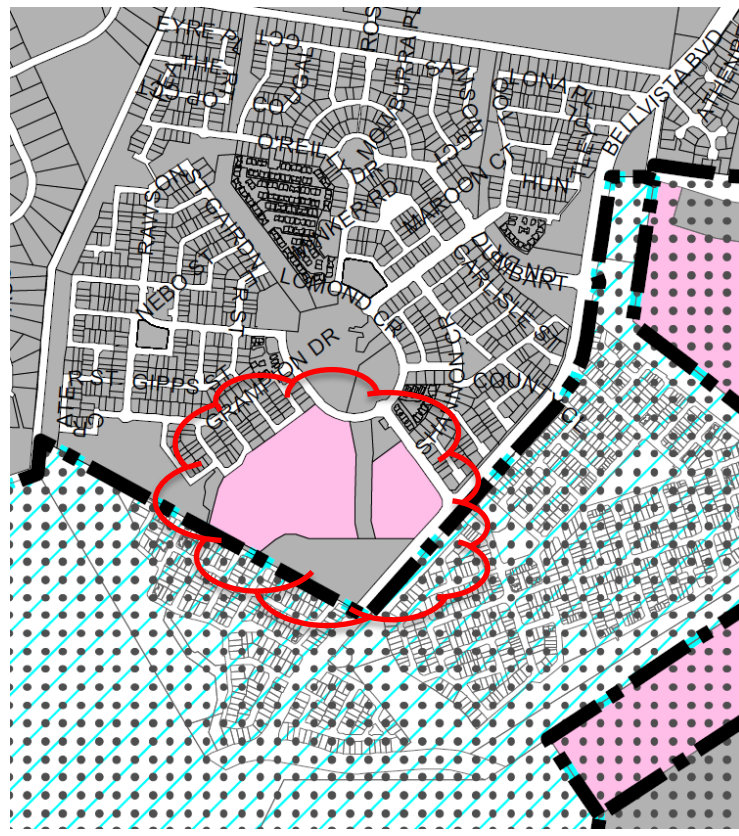
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

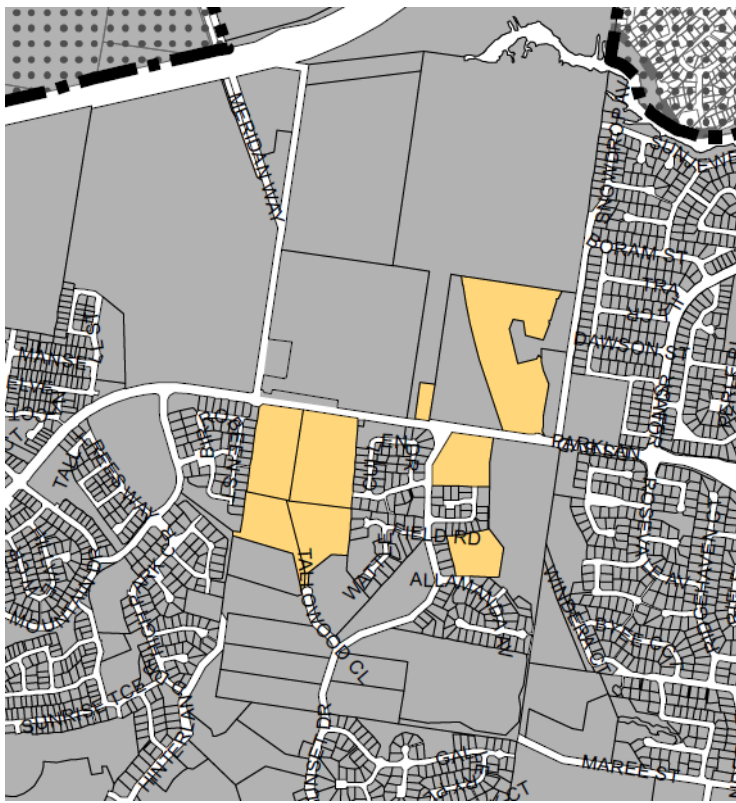


Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

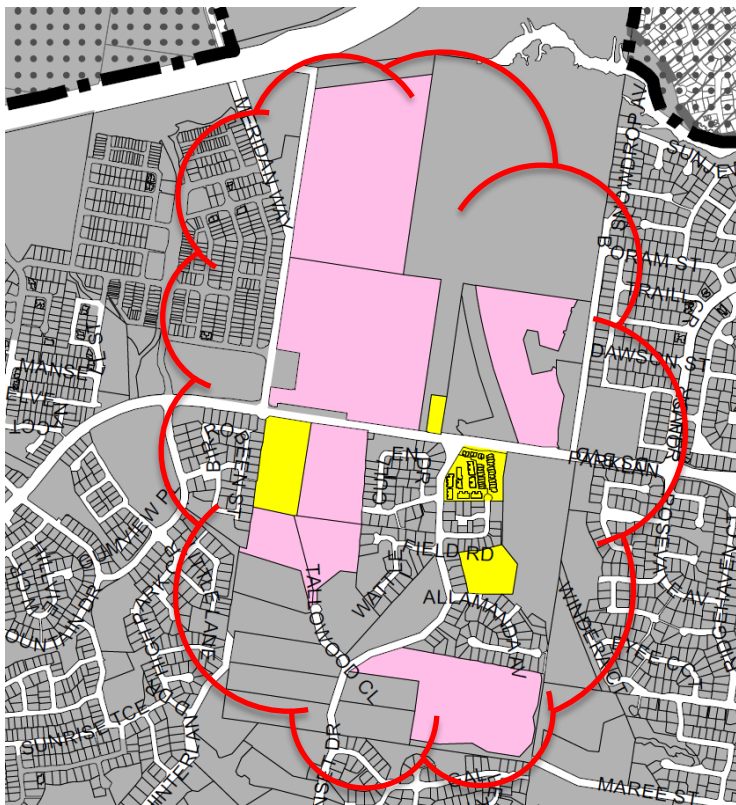
Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

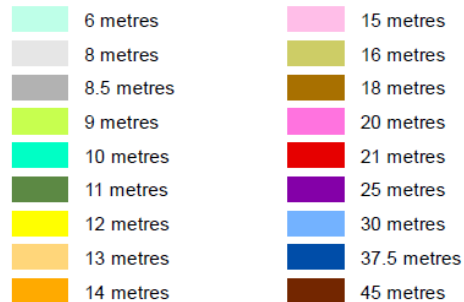
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

Existing



Maximum Height of Buildings and Structures



Proposed Amendment

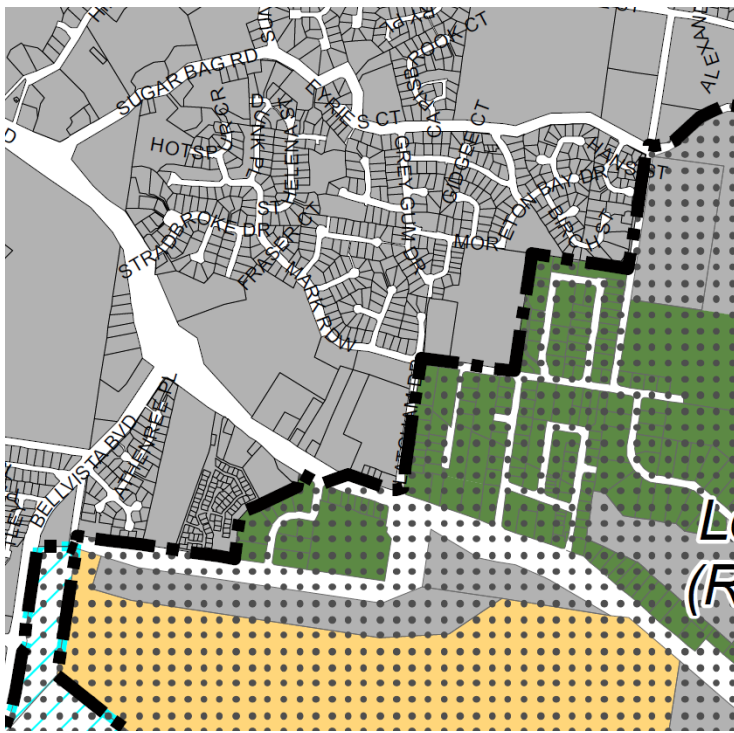


Maximum Height of Buildings and Structures

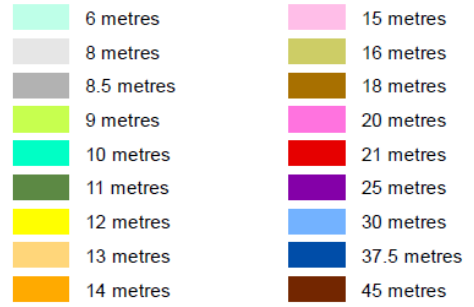


Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

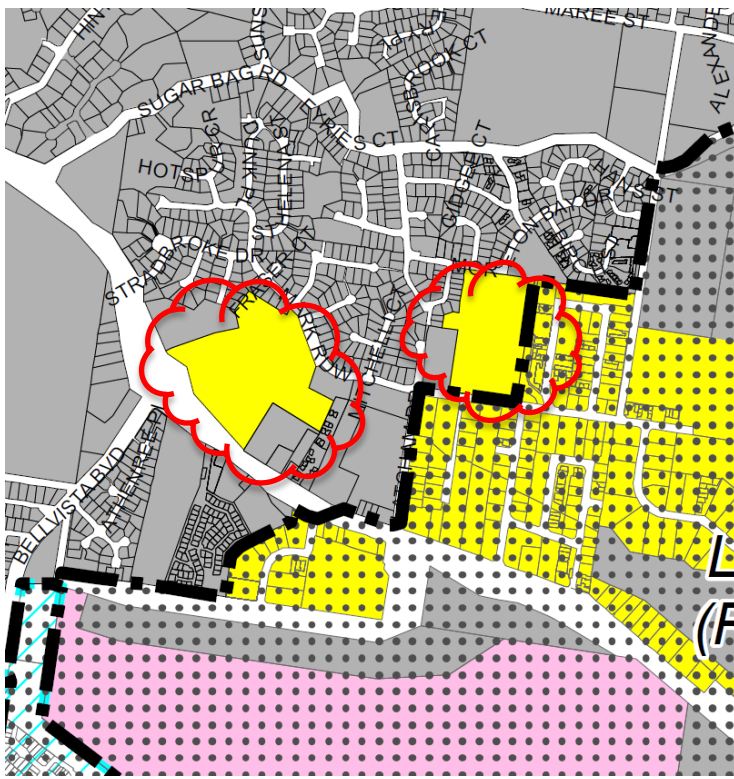
Existing



Maximum Height of Buildings and Structures



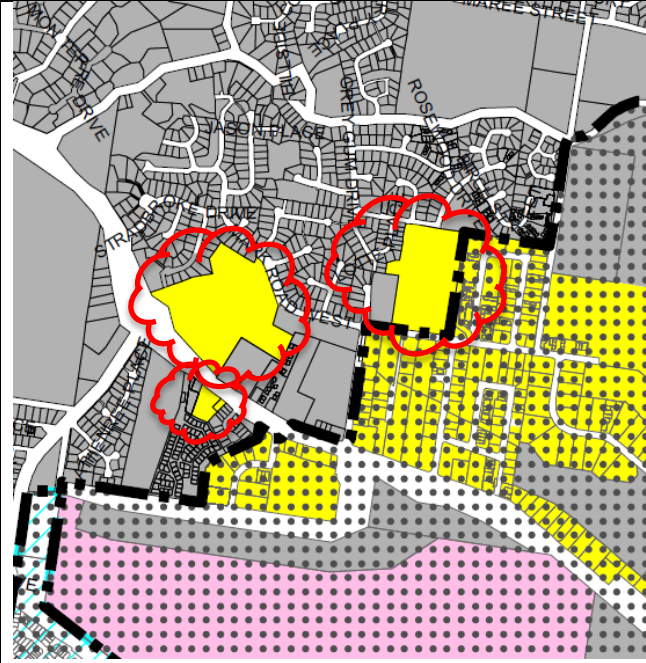
Proposed Amendment



Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)

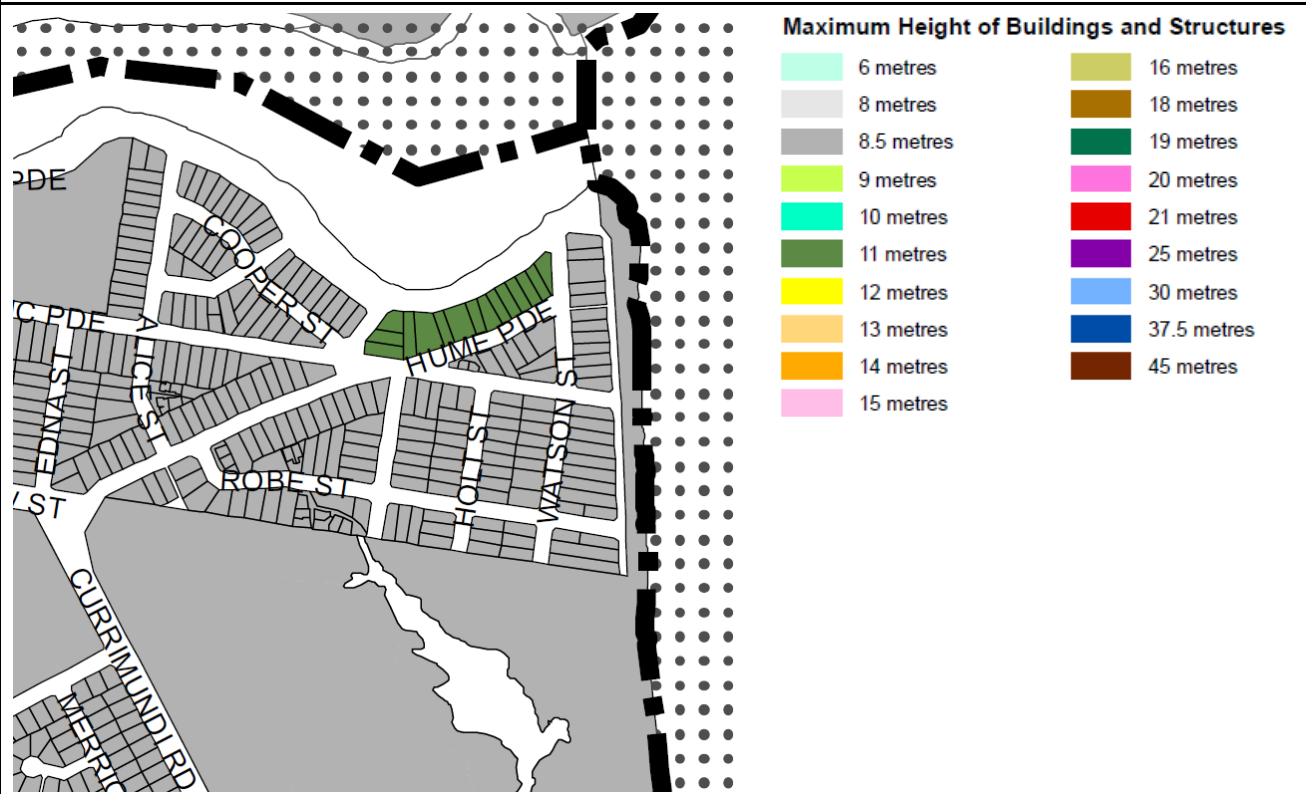


Maximum Height of Buildings and Structures

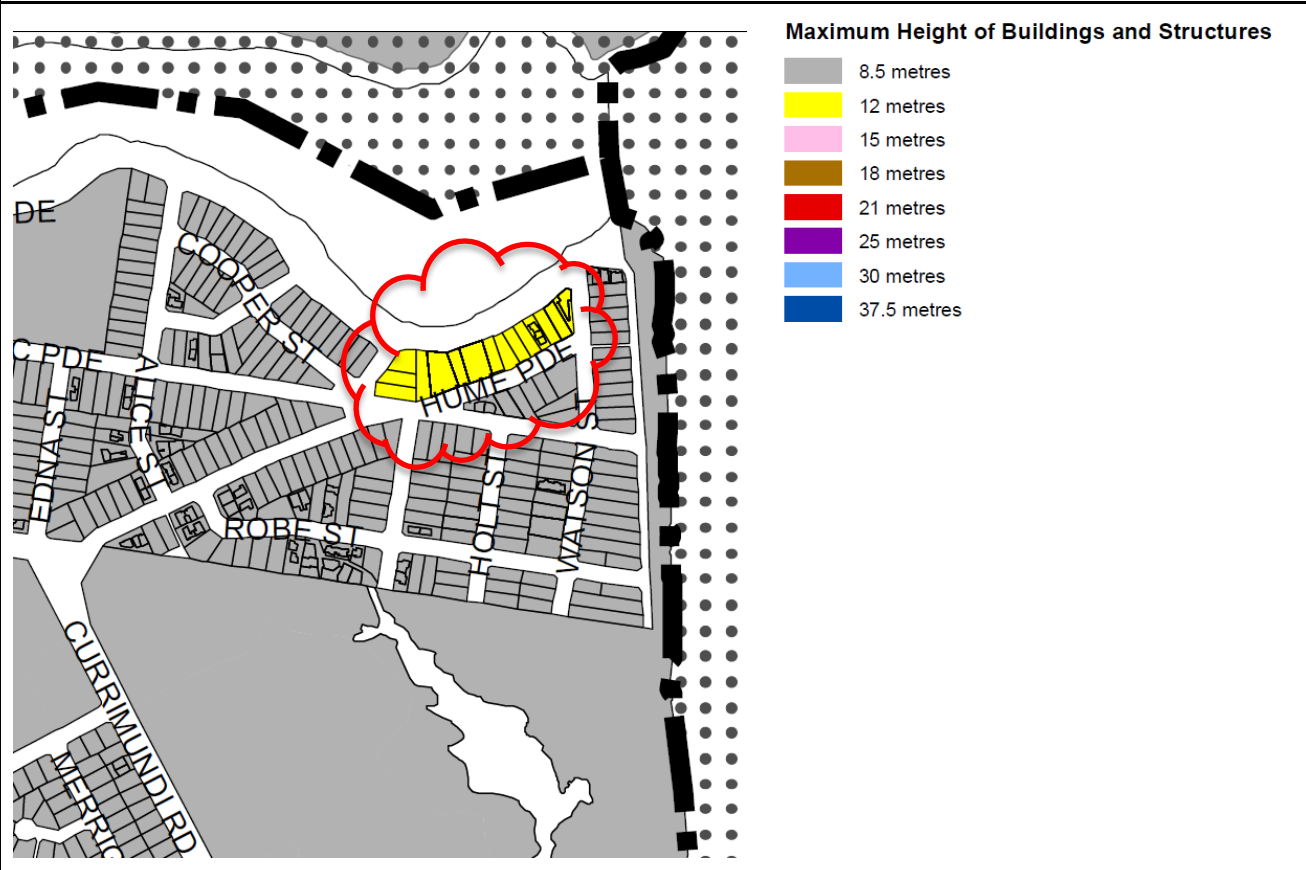
- 8.5 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

Existing

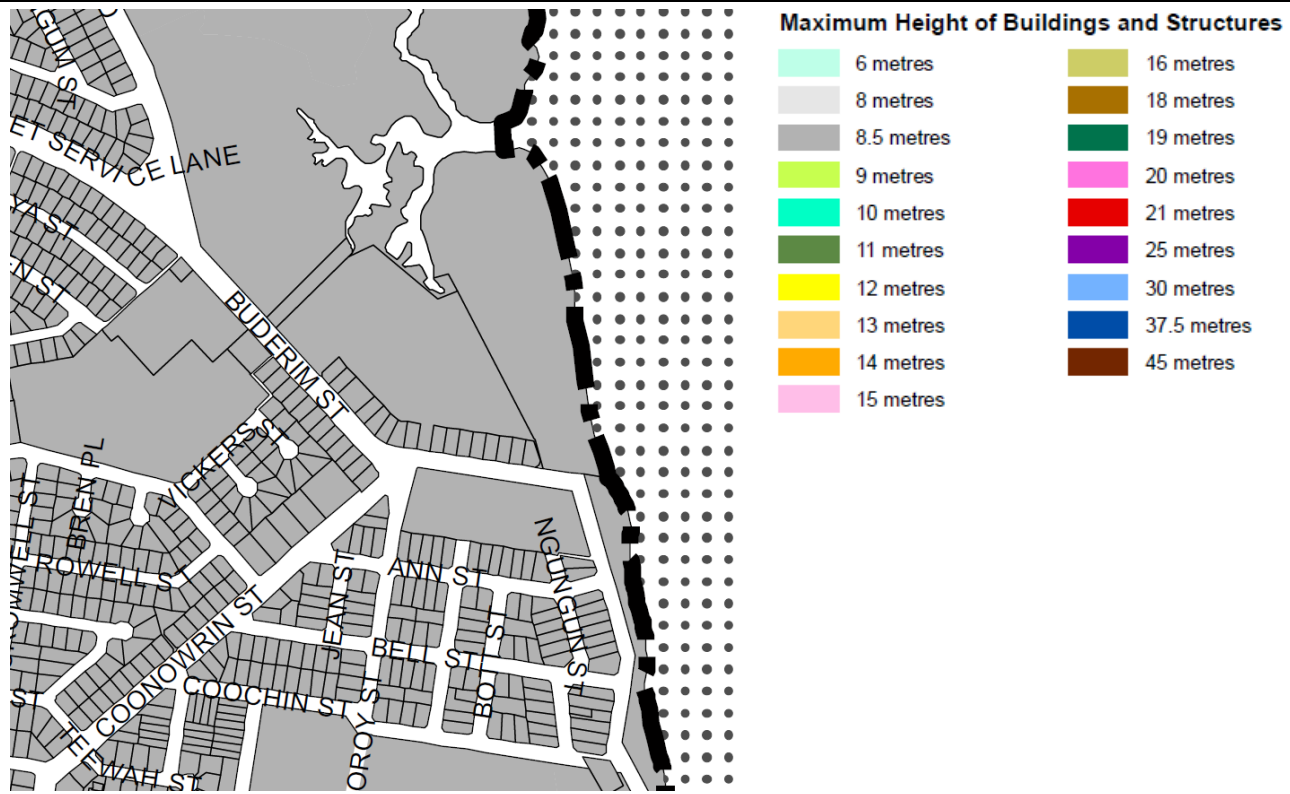


Proposed Amendment

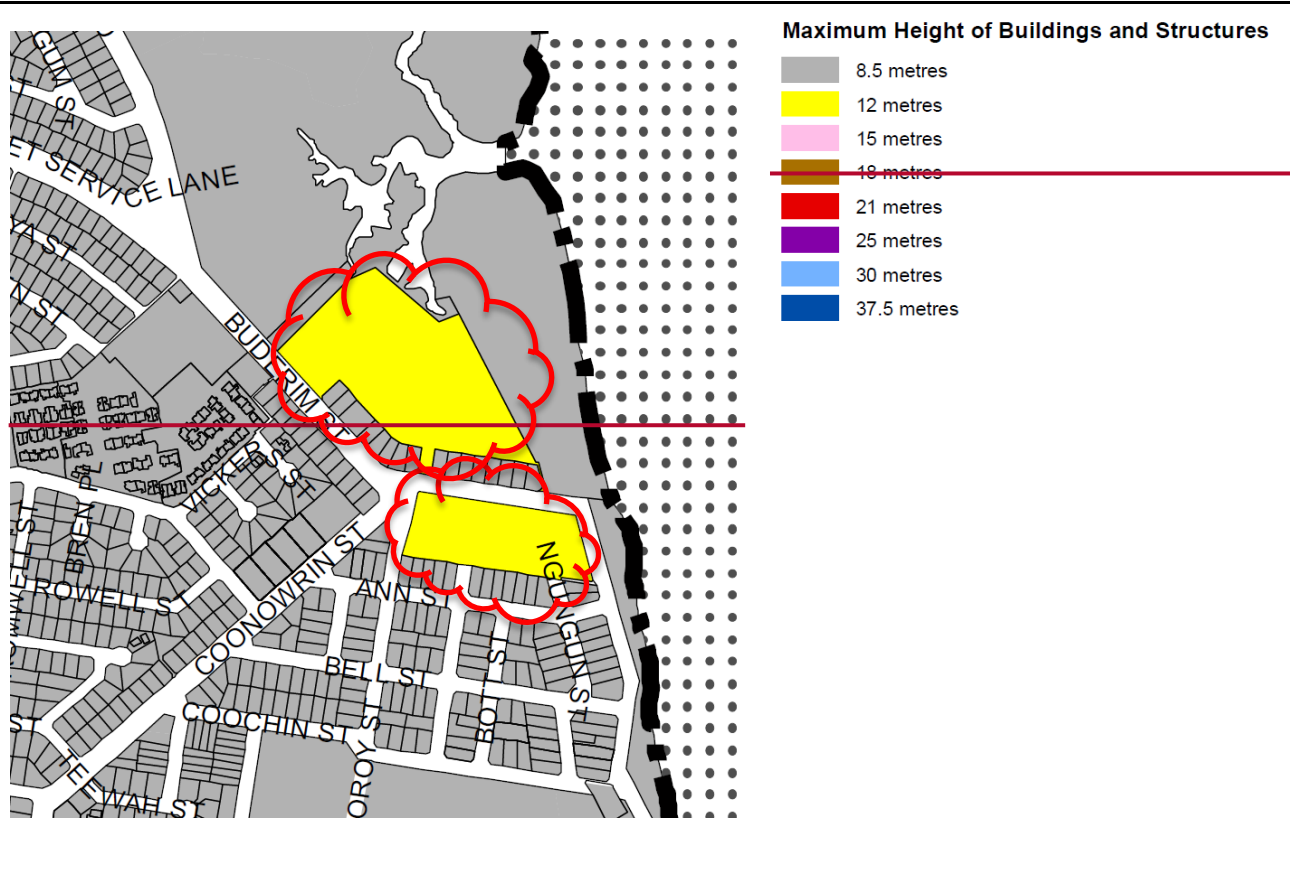


Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

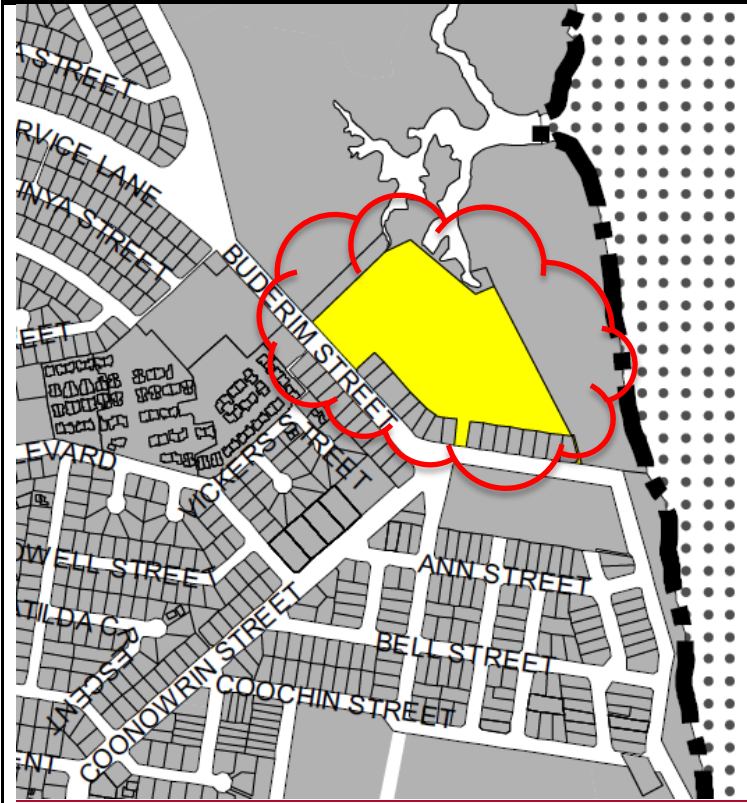
Existing



Proposed Amendment



Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)



Maximum Height of Buildings and Structures

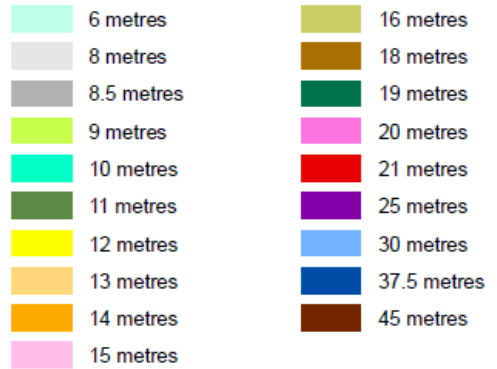
- 8.5 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

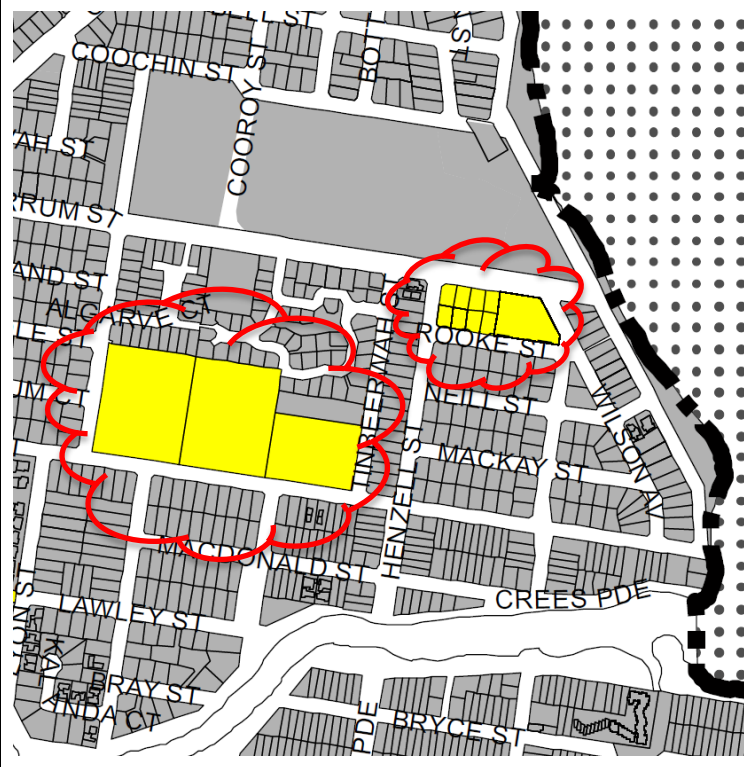
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

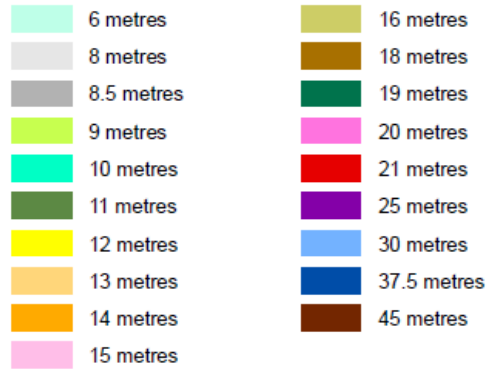


Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

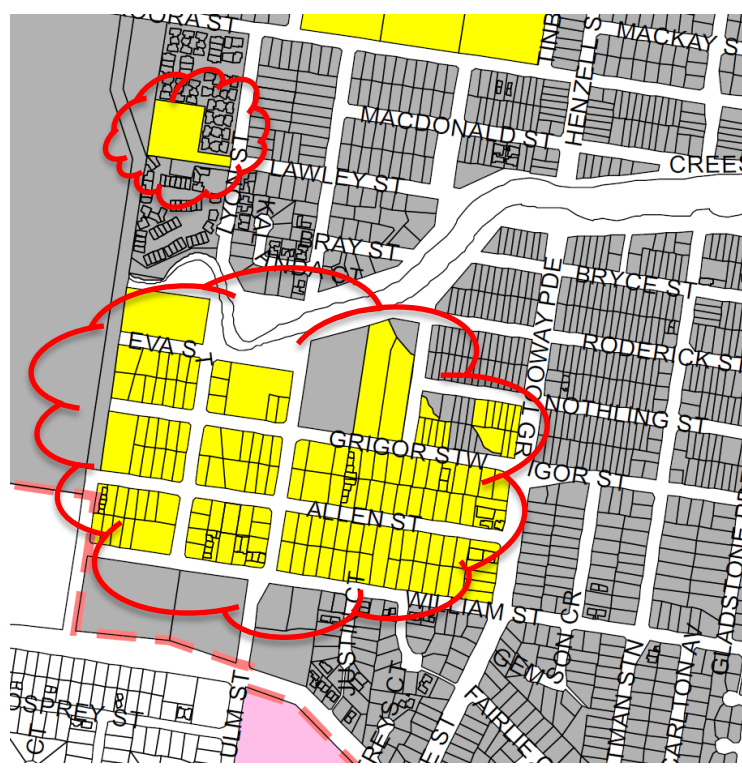
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



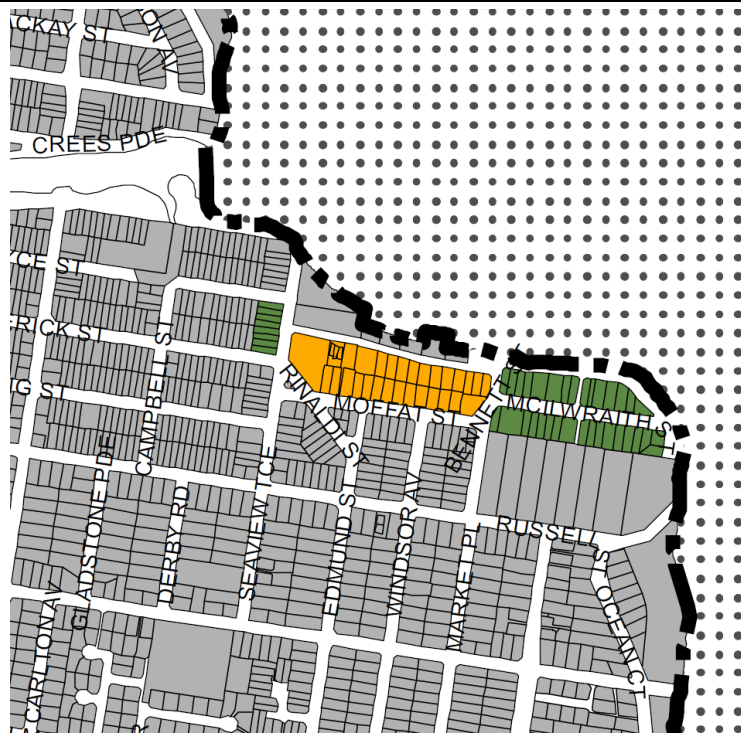
Maximum Height of Buildings and Structures



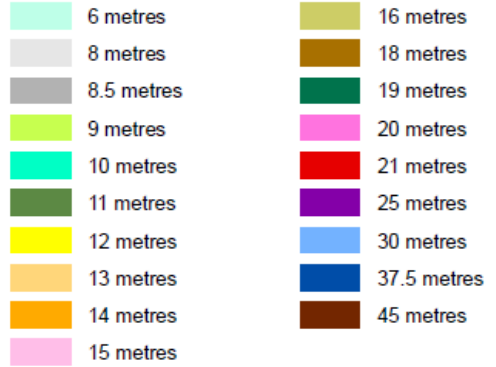
Note—No maximum building heights are shown for the area of land subject to the proposed Caloundra Centre Master Plan Amendment.

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

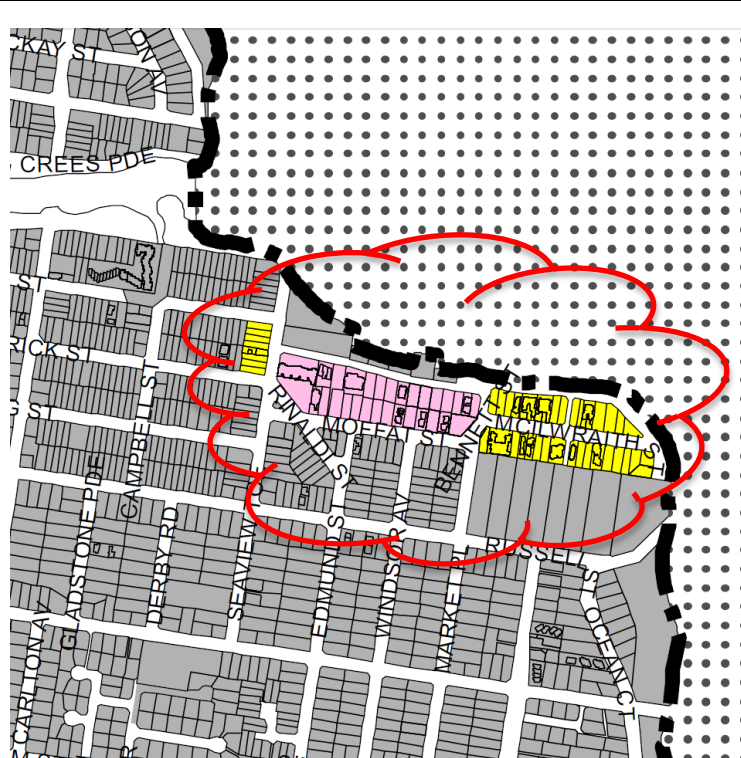
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

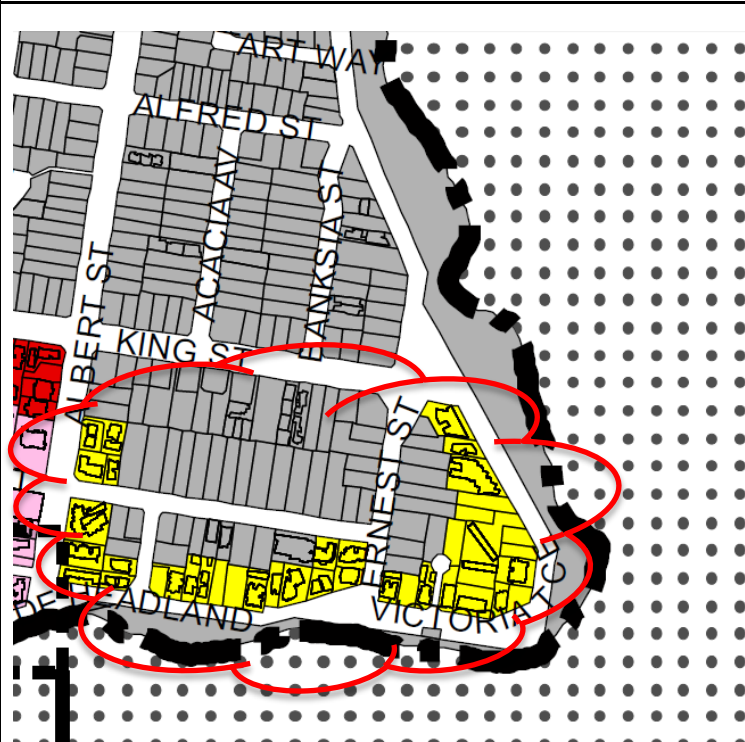
Existing



Maximum Height of Buildings and Structures



Proposed Amendment

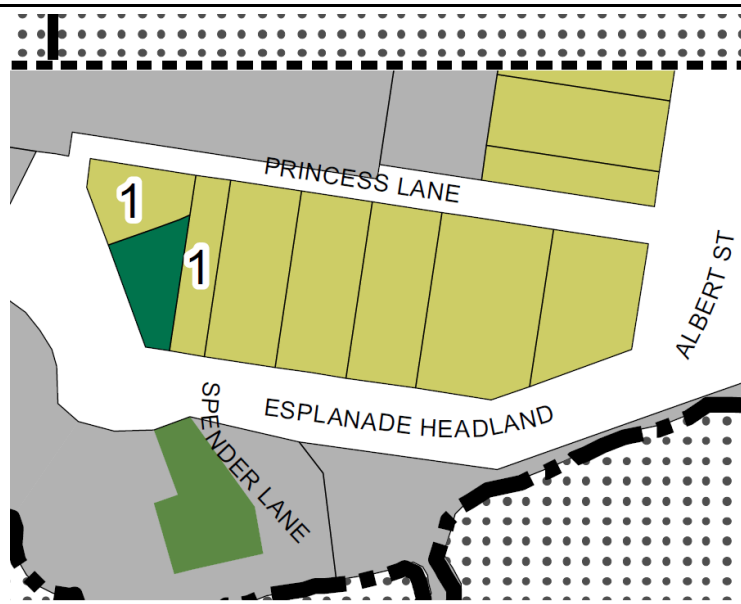


Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

Existing

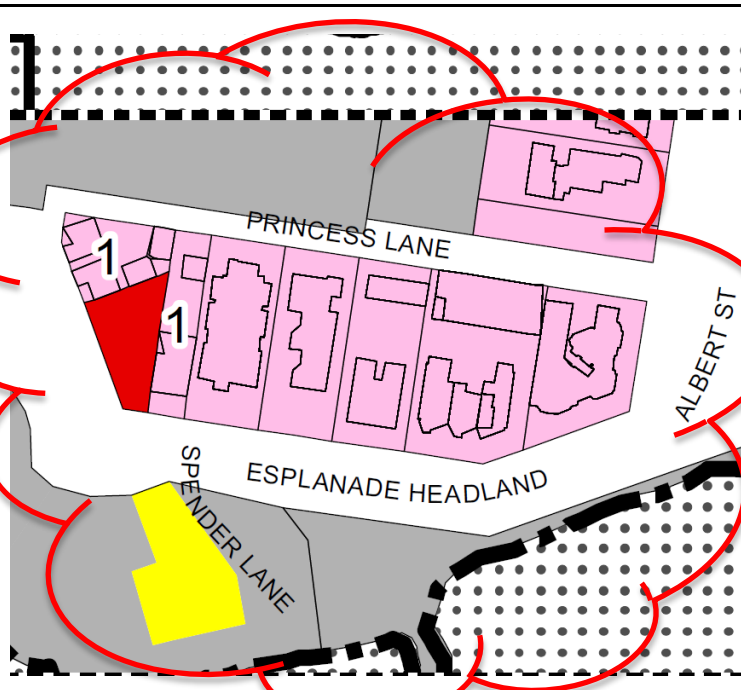


Maximum Height of Buildings and Structures

	6 metres		16 metres
	8 metres		18 metres
	8.5 metres		19 metres
	9 metres		20 metres
	10 metres		21 metres
	11 metres		25 metres
	12 metres		30 metres
	13 metres		37.5 metres
	14 metres		45 metres
	15 metres		

Specific Site Note 1 – (Key Site 5 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 19 metres applies.

Proposed Amendment



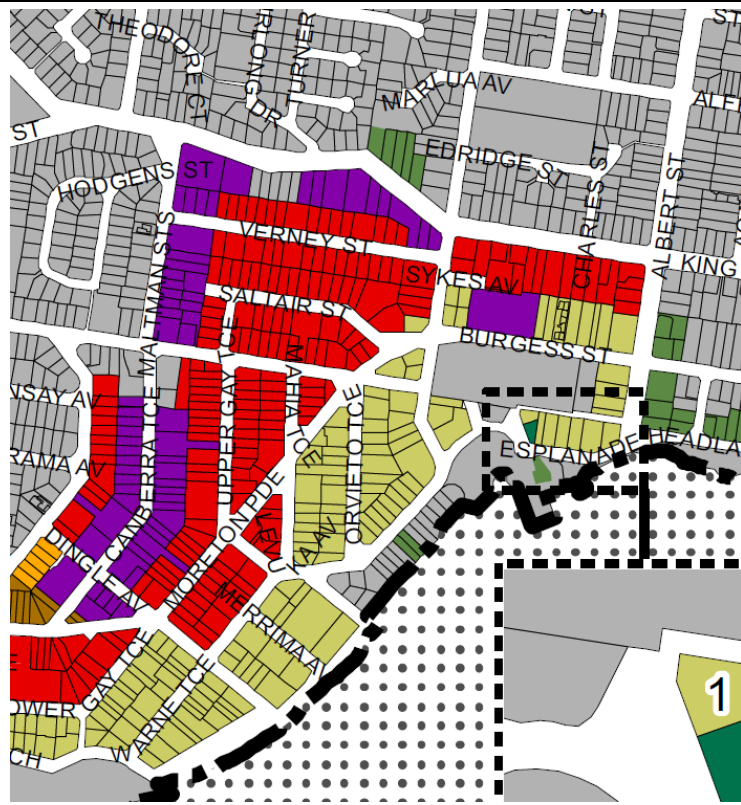
Maximum Height of Buildings and Structures

	8.5 metres
	12 metres
	15 metres
	18 metres
	21 metres
	25 metres
	30 metres
	37.5 metres

Specific Site Note 1 – (Key Site 5 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 21 metres applies.

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

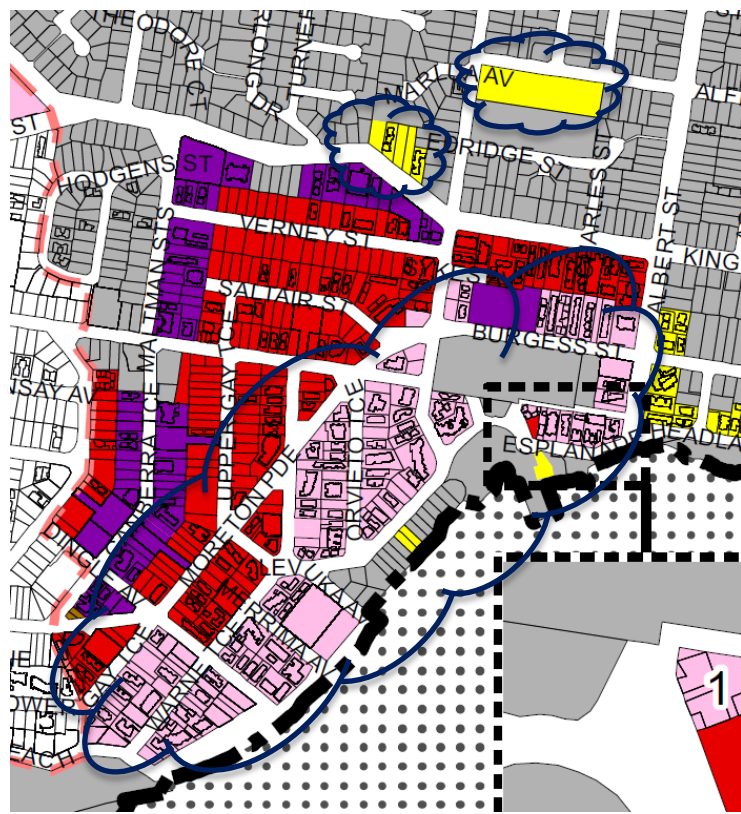
Existing



Maximum Height of Buildings and Structures

	6 metres		16 metres
	8 metres		18 metres
	8.5 metres		19 metres
	9 metres		20 metres
	10 metres		21 metres
	11 metres		25 metres
	12 metres		30 metres
	13 metres		37.5 metres
	14 metres		45 metres
	15 metres		

Proposed Amendment



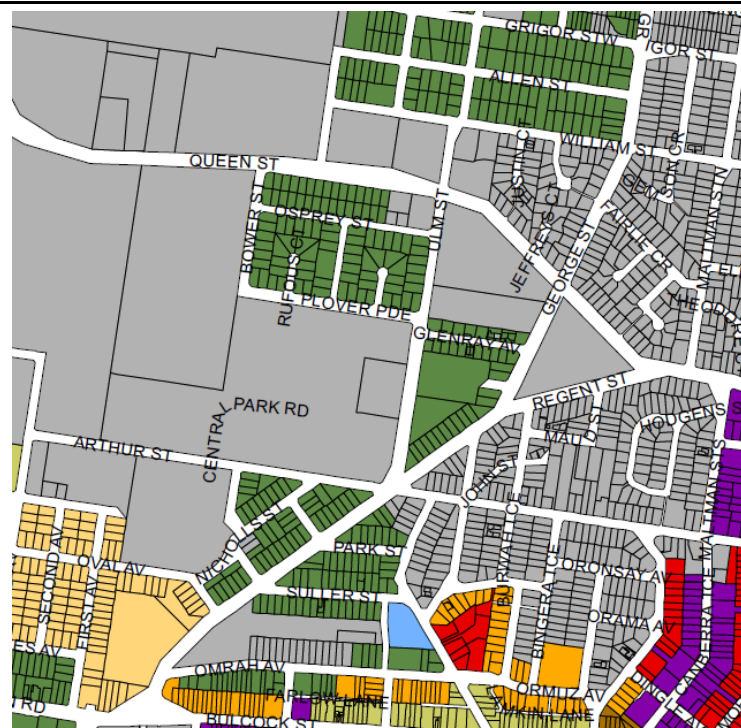
Maximum Height of Buildings and Structures

	8.5 metres
	12 metres
	15 metres
	18 metres
	21 metres
	25 metres
	30 metres
	37.5 metres

Note—No maximum building heights are shown for the area of land subject to the proposed Caloundra Centre Master Plan Amendment.

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

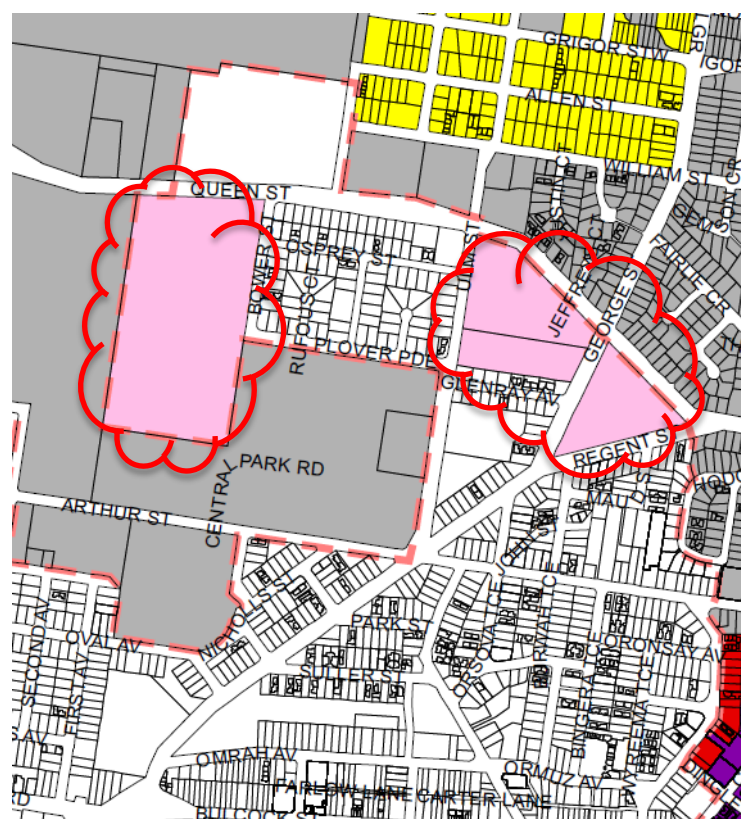
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures



Note—No maximum building heights are shown for the area of land subject to the proposed Caloundra Centre Master Plan Amendment.

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

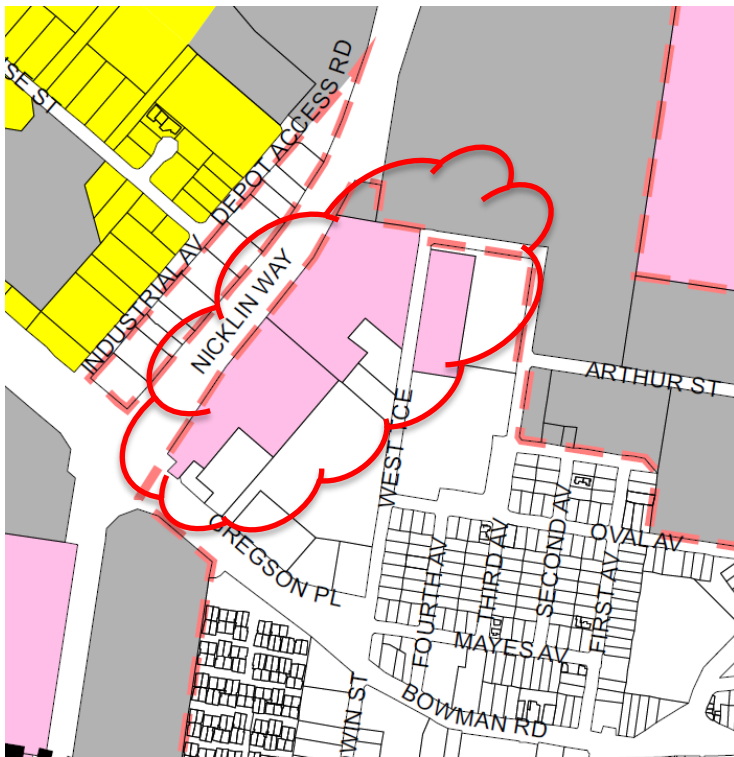
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



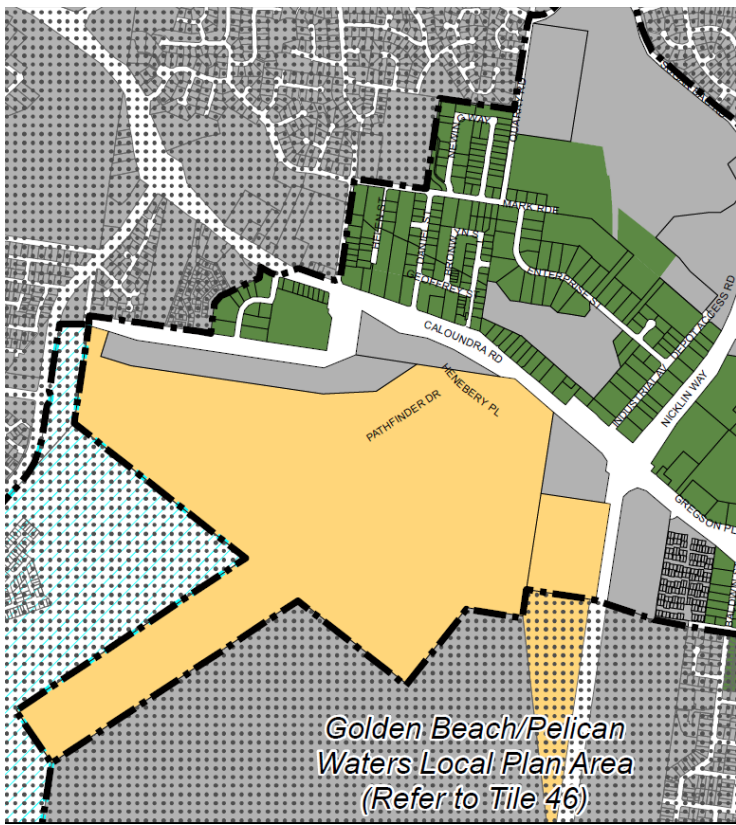
Maximum Height of Buildings and Structures



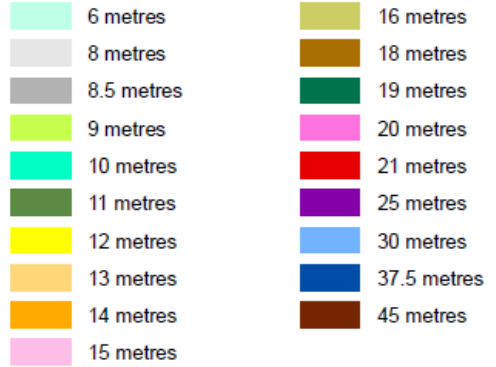
Note—No maximum building heights are shown for the area of land subject to the proposed Caloundra Centre Master Plan Amendment.

Extract of Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)

Existing

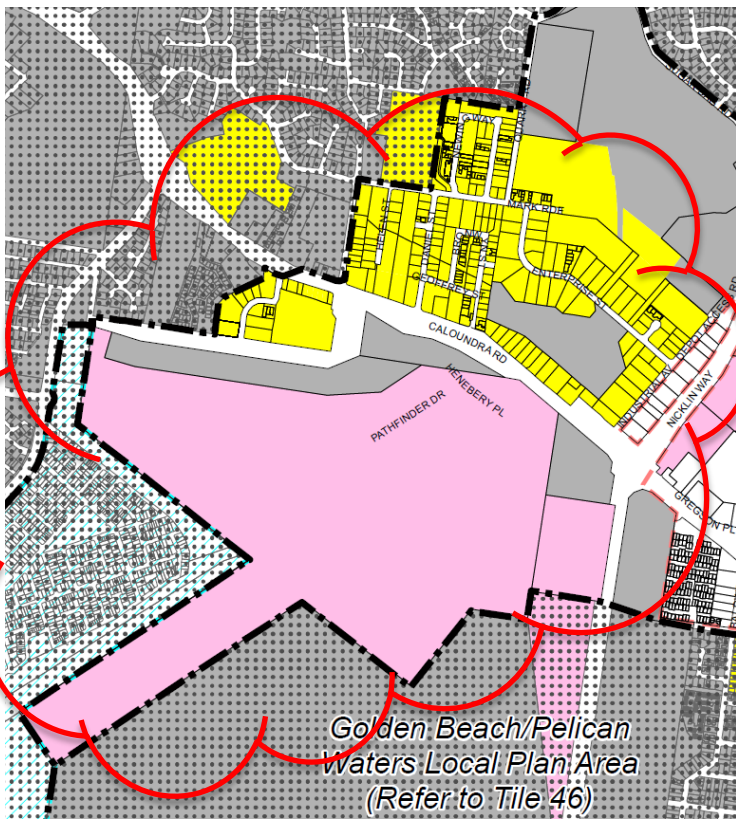


Maximum Height of Buildings and Structures



Golden Beach/Pelican Waters Local Plan Area (Refer to Tile 46)

Proposed Amendment



Maximum Height of Buildings and Structures

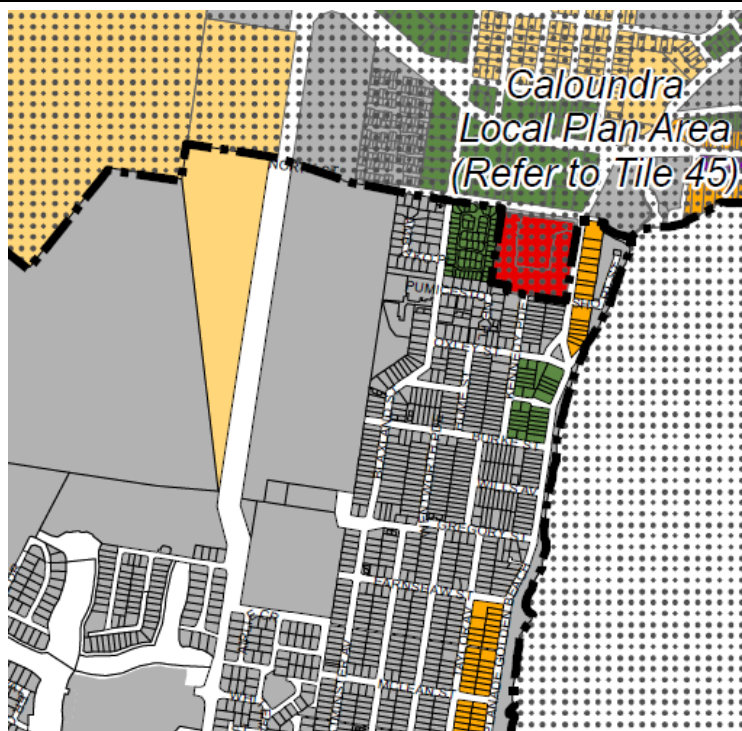


Note—No maximum building heights are shown for the area of land subject to the proposed Caloundra Centre Master Plan Amendment.

Golden Beach/Pelican Waters Local Plan Area (Refer to Tile 46)

Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

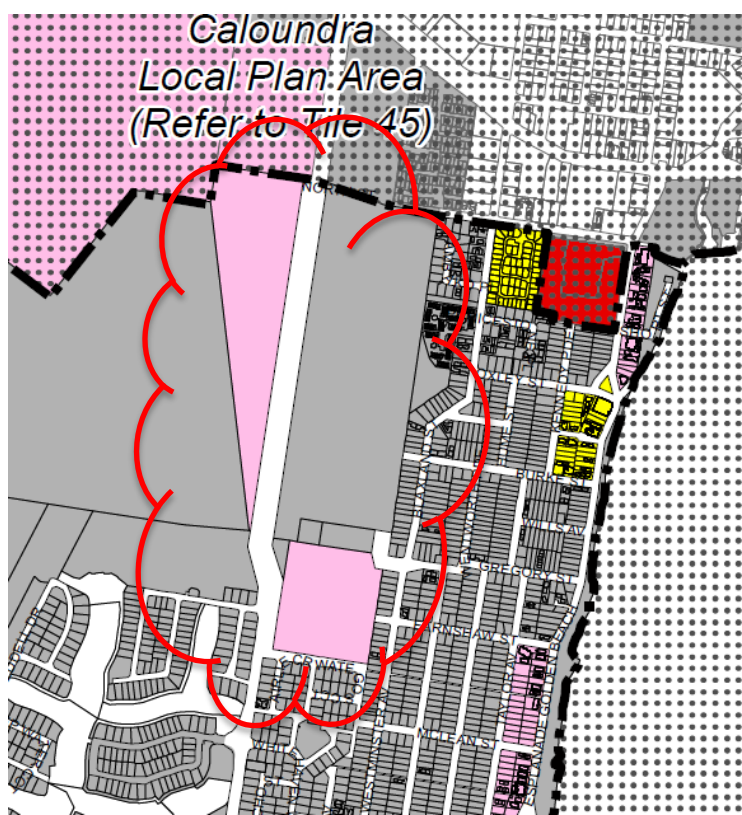
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

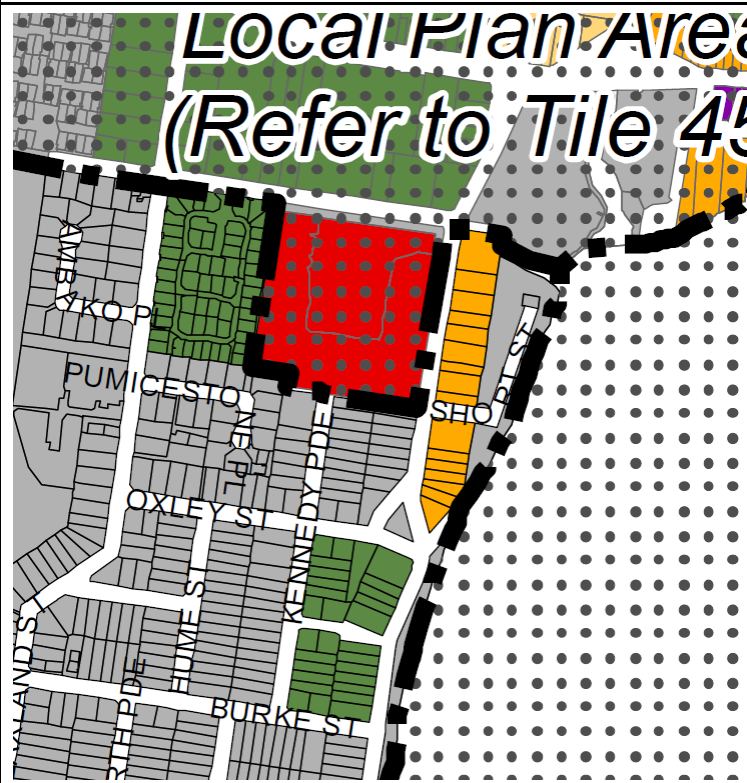


Maximum Height of Buildings and Structures

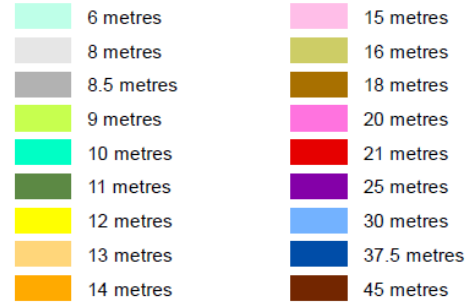
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

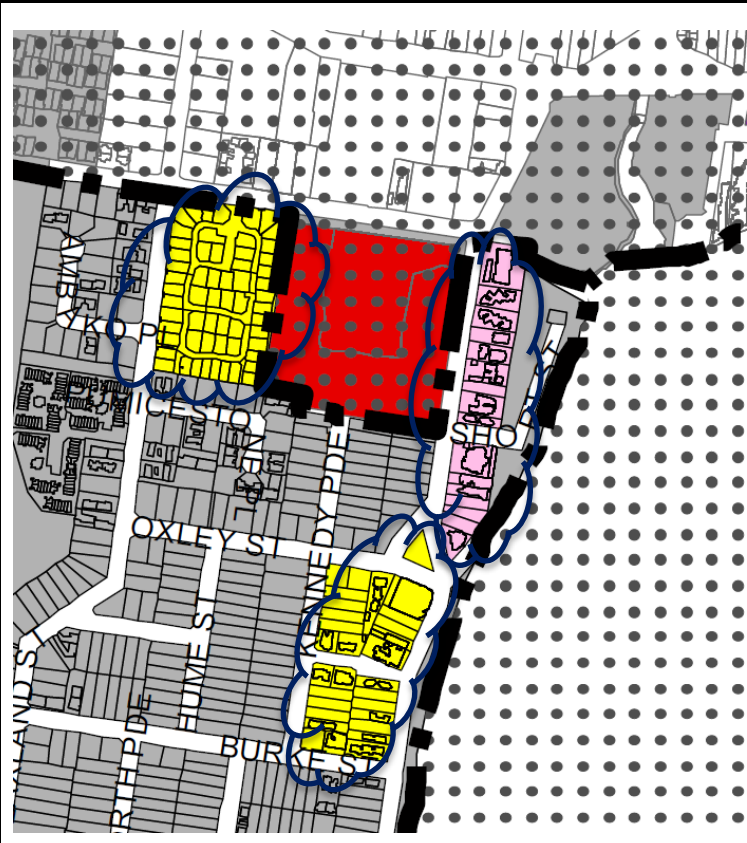
Existing



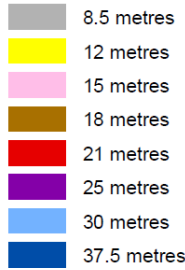
Maximum Height of Buildings and Structures



Proposed Amendment

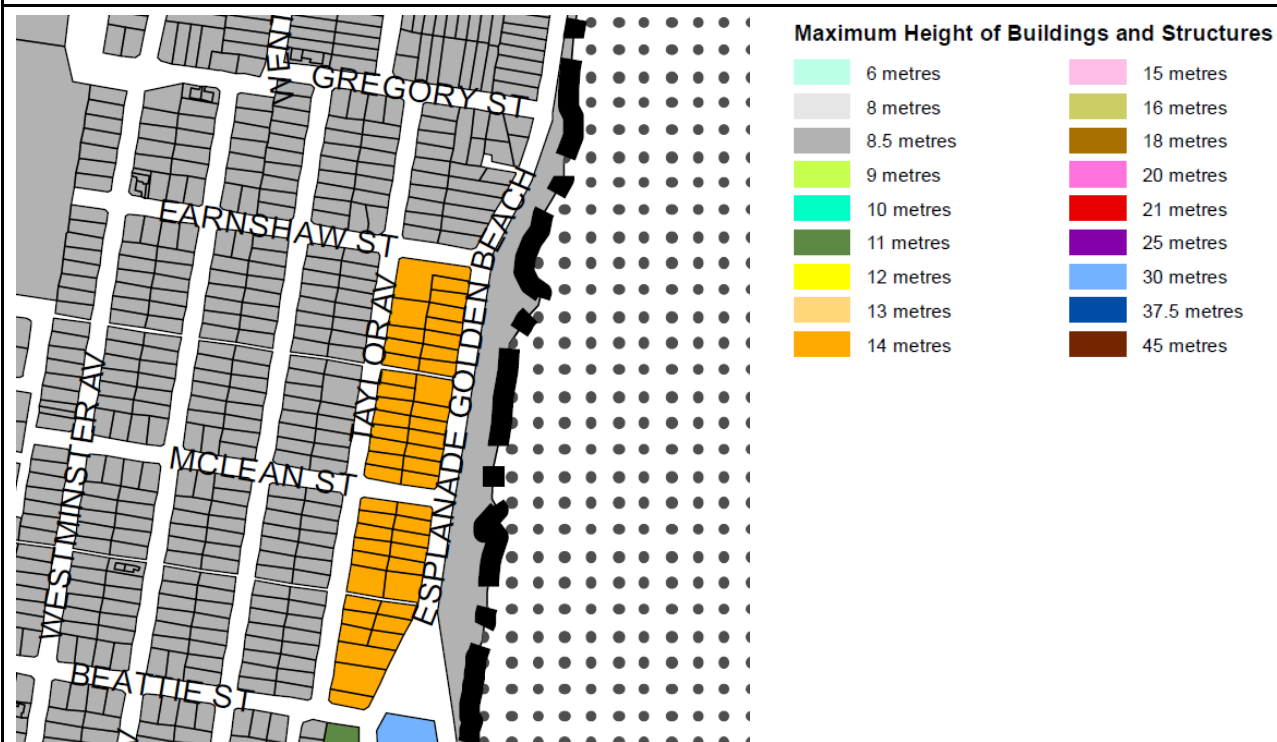


Maximum Height of Buildings and Structures

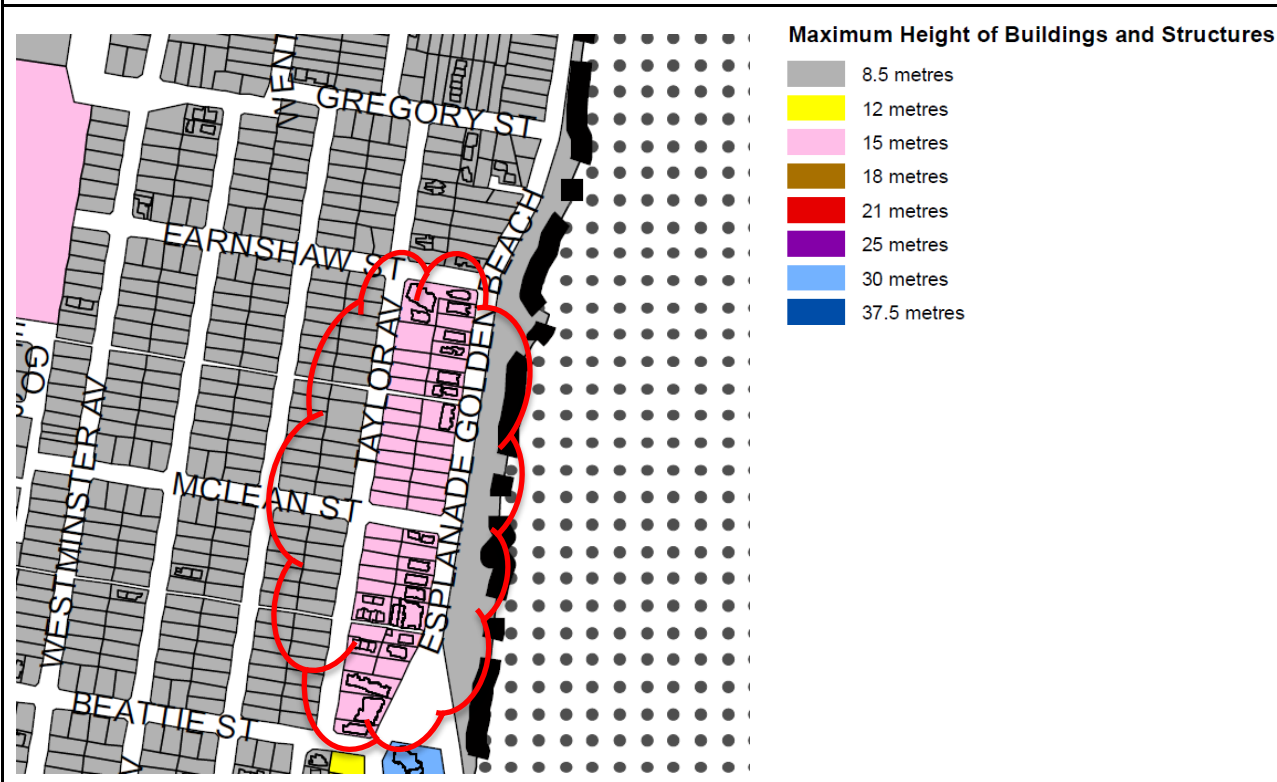


Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

Existing

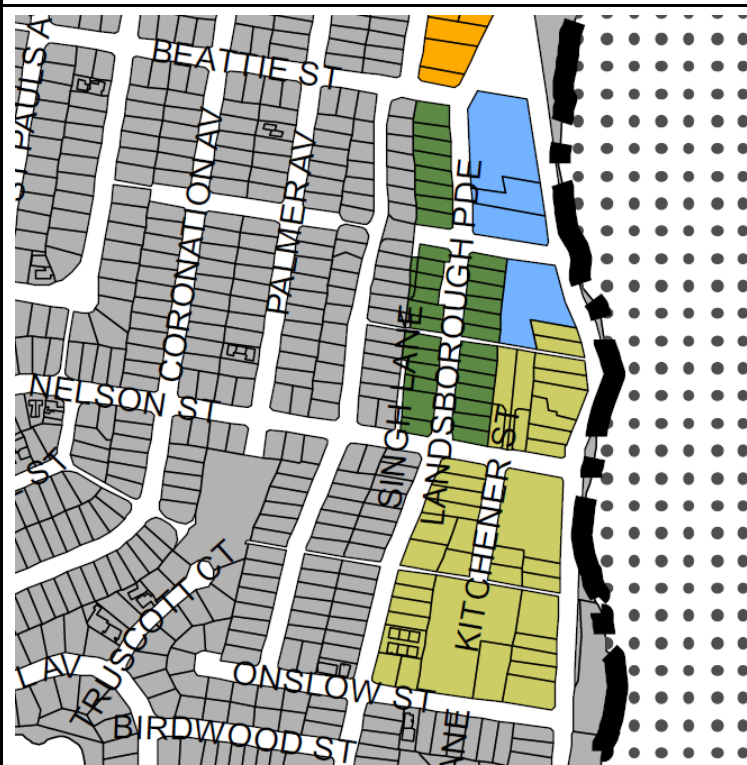


Proposed Amendment



Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

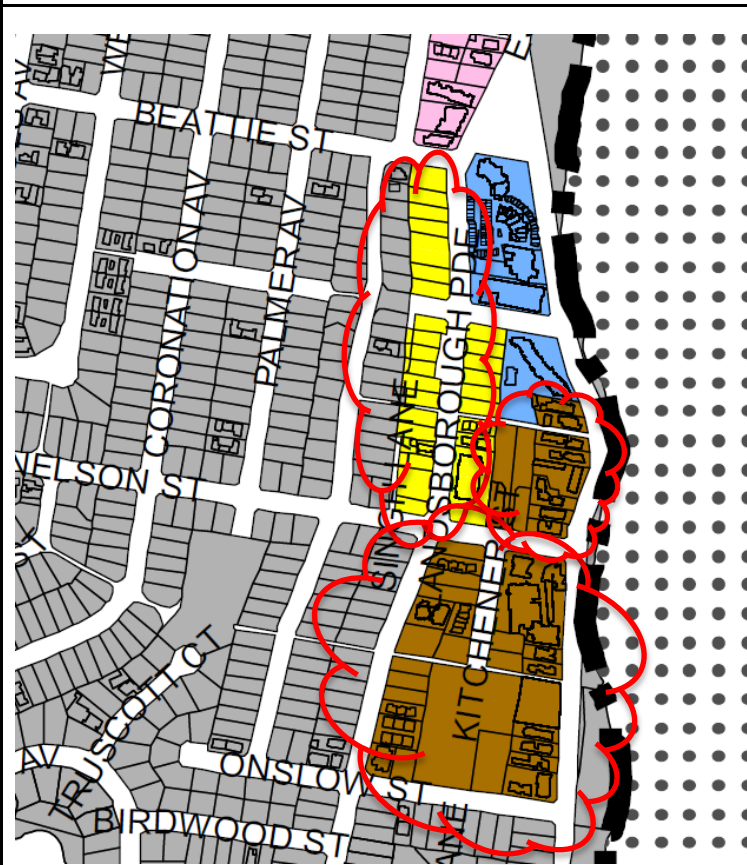
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment



Maximum Height of Buildings and Structures



















8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

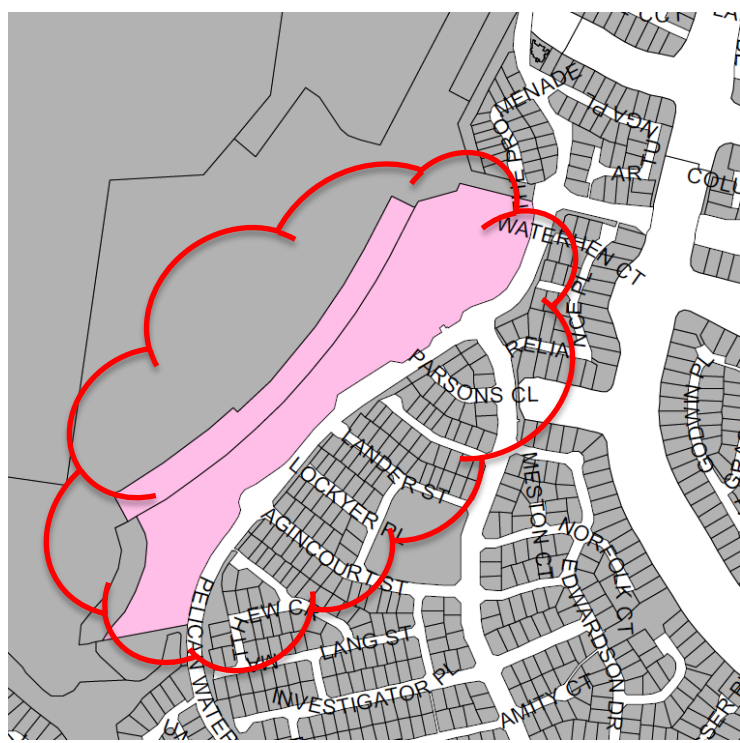
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

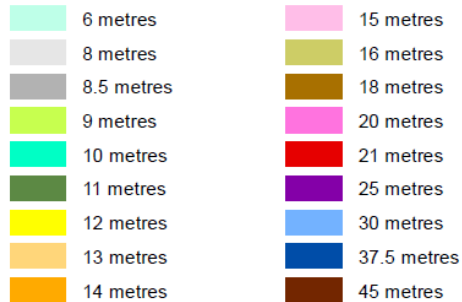
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)

Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures





















Extract of Height of Buildings and Structures Overlay Map OVM47H (Rural Map)

Existing



Maximum Height of Buildings and Structures

 6 metres	 15 metres
 8 metres	 16 metres
 8.5 metres	 18 metres
 9 metres	 20 metres
 10 metres	 21 metres
 11 metres	 25 metres
 12 metres	 30 metres
 13 metres	 37.5 metres
 14 metres	 45 metres

Proposed Amendment



Maximum Height of Buildings and Structures

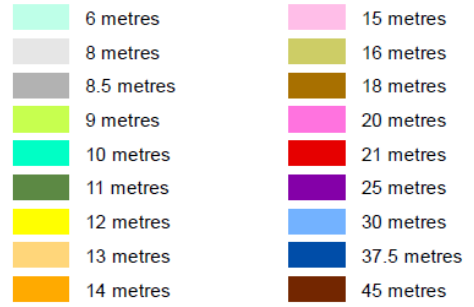
 8.5 metres
 12 metres
 15 metres
 18 metres
 21 metres
 25 metres
 30 metres
 37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)

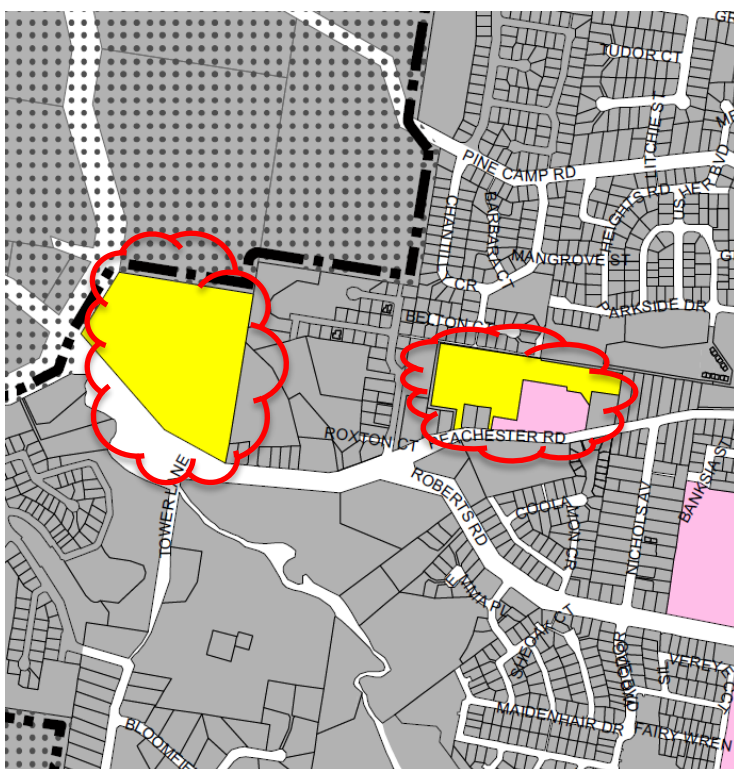
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures



Extract of Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)

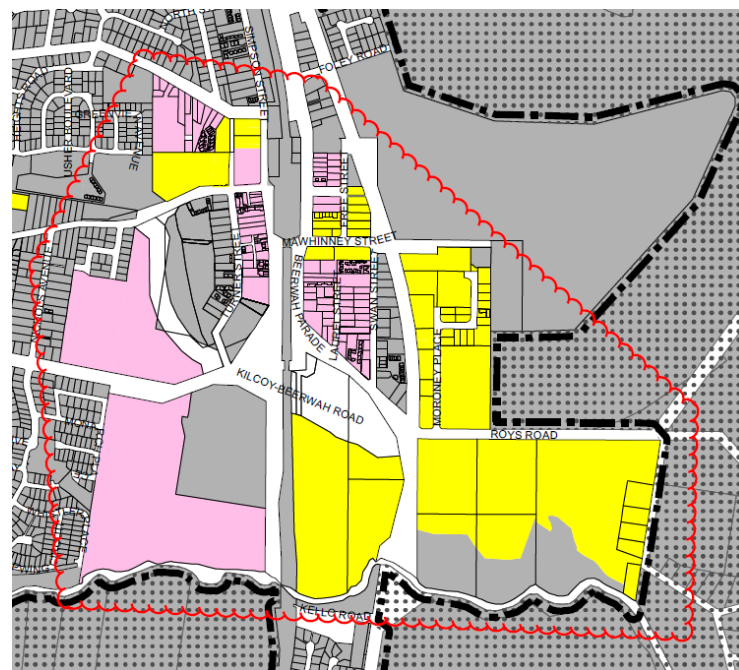
Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Proposed Amendment

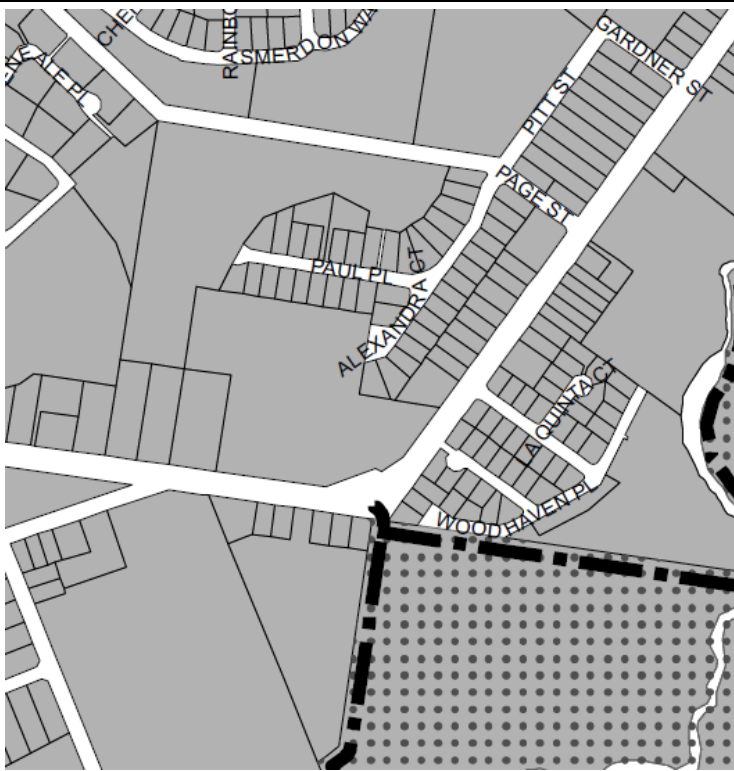


Maximum Height of Buildings and Structures

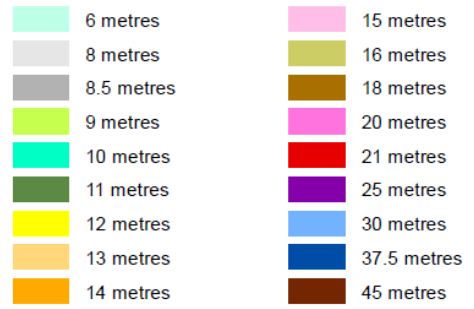
8.5 metres
12 metres
15 metres
18 metres
21 metres
25 metres
30 metres
37.5 metres

Extract of Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)

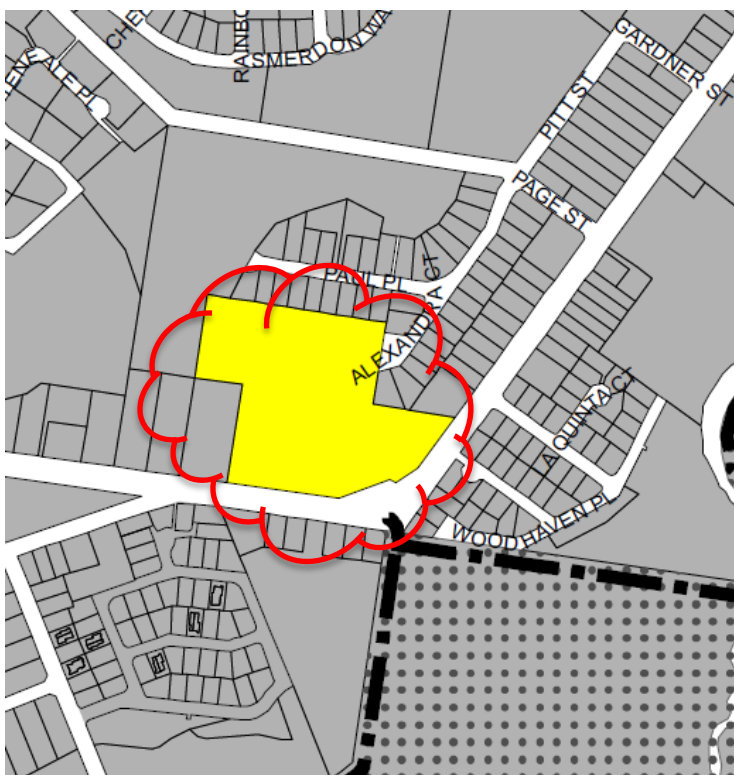
Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

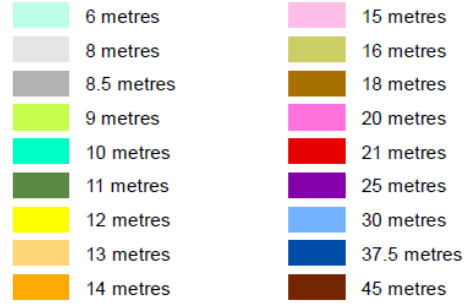


Extract of Height of Buildings and Structures Overlay Map OVM54H (Beerburrum Local Plan Area)

Existing



Maximum Height of Buildings and Structures



Proposed Amendment



Maximum Height of Buildings and Structures

