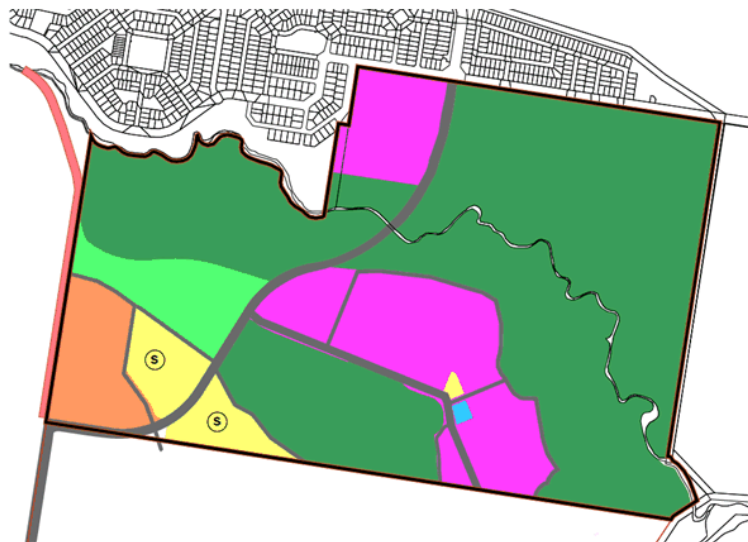


# AREA DEVELOPMENT PLAN

for Area B (No. 1) 2018

Applicable to Development in Area B of the  
Palmview Structure Plan



6 December 2018





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## 1.0 PRELIMINARY

### 1.1 Short Title

This document may be cited as the Area Development Plan for Area B (No. 1) 2018.

### 1.2 Purpose

The purpose of this document is as follows;

- i. to form part of the Area Development Approval for the Prescribed Area;
- ii. to state the extent of development within the Prescribed Area;
- iii. to state the way in which the Preliminary Approval seeks to vary the effect of the Planning Scheme for the Prescribed Area in accordance with the Planning Act.

### 1.3 Application

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

## 2.0 INTRODUCTION

### 2.1 Interpretation

The following rules apply to the interpretation of this document:

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



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

## 2.2 Definitions

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

- **Application** has the meaning given in the Infrastructure Agreement.
- **Area Development Approval** means has the meaning given in the Infrastructure Agreement.
- **Community Purpose precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Community Purpose Precinct”.
- **Environmental Protection and Enhancement Sub-precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Environmental Protection and Enhancement Sub-precinct”.
- **Infrastructure Agreement** means the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2).
- **Local Activity Centre Precinct** means the part of the Prescribed Area that is identified on ADA Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Local Activity Centre Precinct”.
- **Master Planned Area** means the land within the "Palmview Master Planned Area Boundary" shown on Area A Development Plan Map 1 (Sub-regional Context).
- **Medium Density Residential Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Medium Density Residential Precinct”.
- **Mixed Density Residential Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Mixed Density Residential Precinct”.



- **Non-urban Open Space Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Non-urban Open Space Precinct”.
- **Palmview Structure Plan** means the Structure Plan, as varied by the Preliminary Approval.
- **Planning Scheme** means the planning scheme of the Council as amended from time to time in accordance with the Planning Act, to the extent it applies to the Master Planned Area.
- **Preliminary Approval** means the development approval for the development application number MCU17/0161, including all approved plans and approved documents.
- **Prescribed Area** means Area B of the Master Planned Area Map OPM5 Area Development Plan (Area B Development Entitlements).
- **Recreation Park Sub-precinct** means the part of the Prescribed Area that is identified on OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Recreation Park Sub-precinct”.
- **Structure Plan** means the Palmview Structure Plan in the Planning Scheme and any change to the Palmview Structure Plan made under the Planning Act.
- **Sunshine Coast Planning Scheme** means the Planning Scheme as varied by the Preliminary Approval.
- **the Planning Act** means the Sustainable Planning Act 2009.
- **Urban Open Space Precinct** means the part of the Prescribed Area that is identified on Map OPM6 Area Development Plan (Area B Precincts and Sub-precincts) as the “Urban Open Space Precinct”.



### 3.0 RELATIONSHIP TO THE INFRASTRUCTURE AGREEMENT

#### **3.1 Relationship to The Planning Act**

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

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

- (a) The Preliminary Approval functions as the Area Development Approval for the Prescribed Area required under clause 9.4 of the Infrastructure Agreement.
- (b) For the purposes of the Infrastructure Agreement an Application does not comply with the Preliminary Approval if any of the following apply:
  - (i) the Application is seeking to implement development other than approved development under this document;
  - (ii) the Application does not comply with the conditions of the Preliminary Approval;
  - (iii) the development the subject of the Application does not comply with the conditions of the Preliminary Approval.

#### **3.3 Relationship to the Planning Scheme**

This document relevantly does the following for the Prescribed Area:

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



#### 4.0 APPROVED DEVELOPMENT

This document states the following development is approved for the Prescribed Area by the Preliminary Approval, subject to the conditions of the Preliminary Approval.

**a) Material Change of Use**

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

**b) Reconfiguration of a Lot**

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

**c) Building Work**

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

**d) Operational Work**

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



## 5.0 APPLICABLE CODES

### 5.1 Identified Codes

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

- a) identifying, in column 3 of the tables of assessment in section 6 (Tables of assessment), the applicable codes of the Sunshine Coast Planning Scheme for the approved development;
- b) Including in section 5.2 (Approved variations to the applicable codes), variations to the effect of the applicable codes of the Planning Scheme for the approved development.

### 5.2 Approved variations to the applicable codes

The applicable codes identified in column 3 of the tables of assessment are codes of the Planning Scheme subject to the following approved variations:

- a) A reference in an applicable code to the Structure Plan map stated in column 1 of the following table is varied to be a reference to the corresponding map stated in column 2 and included in Schedule 1 (Prescribed Area Development Plan Maps);

Column 1	Column 2
Palmview Structure Plan Map	Corresponding ADA Map for Area C
Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional Context)	Palmview Area B – Other Plans Map OPM P1 – Area Development Plan (Sub Regional Context)
Other Plans Map OPM P2(a) – <i>Palmview Master Planned Area Flood Prone Land</i>	Palmview Area B – Other Plans Map OPM P2(a) – Area Development Plan (Flood Prone Land)
Other Plans Map OPM P2(b) – <i>Palmview Master Planned Area Ecologically Important Areas</i>	Palmview Area B – Other Plans Map OPM P2(b) – Area Development Plan (Ecologically Important Areas)
Other Plans Map OPM P3 – <i>Palmview Master Planned Area Land Use Structure</i>	Palmview Area B – Other Plans Map OPM P3 – Area Development Plan (Land Use Structure)
Other Plans Map OPM P4 – <i>Palmview Master Planned Area Infrastructure Elements</i>	Palmview Area B – Other Plans Map OPM P4 – Area Development Plan (Infrastructure Elements)
Other Plans Map OPM P5 – <i>Palmview Master Planned Area Development Entitlements</i>	Palmview Area B – Other Plans Map OPM P5 – Area Development Plan (Development Entitlements)





Column 1	Column 2
<b>Palmview Structure Plan Map</b>	<b>Corresponding ADA Map for Area C</b>
Other Plans Map OPM P6 – <i>Palmview Master Planned Area Precincts and Sub-precincts</i>	Palmview Area B – Other Plans Map OPM P6 – Area Development Plan (Precincts and Sub-precincts)
Other Plans Map OPM P7 – <i>Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing</i>	Palmview Area B – Other Plans Map OPM P7 – Area Development (Transport Infrastructure Network Sequencing) Plan
Other Plans Map OPM P8 – <i>Palmview Master Planned Area Road Transport Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P8 – Area Development (Road Transport Infrastructure Network) Plan
Other Plans Map OPM P9 – <i>Palmview Master Planned Area Public Transport Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P9 – Area Development (Public Transport Infrastructure Network) Plan
Other Plans Map OPM P10 – <i>Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P10 – Area Development (Bicycle and Pedestrian Infrastructure Network) Plan
Other Plans Map OPM P11 – <i>Palmview Master Planned Area Urban Open Space Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P11 – Area Development (Urban Open Space Infrastructure Network) Plan
Other Plans Map OPM P12 – <i>Palmview Master Planned Area Non-urban Open Space Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P12 – Area Development (Non-urban Open Space Infrastructure Network) Plan
Other Plans Map OPM P13 – <i>Palmview Master Planned Area Community Facilities Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P13 – Area Development (Community Facilities Infrastructure Network) Plan
Other Plans Map OPM P14 – <i>Palmview Master Planned Area Electricity Infrastructure Network</i>	Palmview Area B – Other Plans Map OPM P14 – Area Development (Major Electrical Infrastructure Network) Plan





## 6.0 TABLES OF ASSESSMENT

### 6.1 Tables of Assessment for Material Change of Use

Table 1: Mixed Density Residential Precinct Table of Assessment

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



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



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





Table 2: Medium Density Residential Precinct Table of Assessment

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



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



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



Table 3: Local Activity Centre Precinct Table of Assessment

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





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



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



Table 4: Community Purpose Precinct Table of Assessment

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



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



Table 5: Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment

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



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





**Table 6: Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-Precinct  
 Table of Assessment**

NON URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is impact assessable except where the Planning Act specifies a different level of assessment.		
Column 1	Column 2	Column 3
Approved Use	Level of Assessment	Assessment Criteria
<i>Residential Activities</i>		
No approved uses within the residential activity group		
<i>Business Activities</i>		
No approved uses within the business activity group		
<i>Industrial Activities</i>		
No approved uses within the industrial activity group		
<i>Community Activities</i>		
No approved uses within the community activity group		
<i>Sports and Recreation Activities</i>		
Park if for ecological protection and rehabilitation purposes only	Exempt	
Park if not otherwise specified	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> </ul>
<i>Rural Activities</i>		
No approved uses within the rural activity group		
<i>Other Activities</i>		
Utility installation if for a local utility	Exempt	
<i>Undefined Uses</i>		
No approved uses that are not defined in Schedule 1 (Definitions) of the Sunshine Coast Planning Scheme		



6.2 Reconfiguring A Lot

Table 7: Reconfiguring a Lot Table of Assessment

1. Schedule 18 of the Sustainable Planning Regulation 2009 prevails over the assessment categories in Table 8 to the extent of any inconsistency.		
Column 1	Column 2	Column 3
Development	Level of Assessment	Assessment Criteria
<p><b>Creating lots by subdividing another lot</b> where the Preliminary Approval applies to:</p> <p>a) the Prescribed Area identified on <b>OPM P5 - Area B Development (Development Entitlements) Plan Map; or</b></p> <p>b) premises within the Prescribed Area identified on <b>OPM P5 - Area B Development (Development Entitlements) Plan Map, the subject of the Preliminary Approval.</b></p>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan Area Code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Safety and security code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<p><b>Creating lots by subdividing another lot in the Prescribed Area identified on OPM P5 - Area B Development (Development Entitlements) Plan Map, where not otherwise specified above.</b></p>	Impact assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan Area Code</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<p><b>Creating an easement for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.</b></p>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan Area Code</li> <li>• Reconfiguring a lot code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<p><b>Rearranging boundaries of a lot</b></p>	Code assessable	<ul style="list-style-type: none"> <li>• Palmview Structure Plan Area Code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>





6.3 Building Work

Table 8: Building Work Table of Assessment

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

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





#### 6.4 Operational Work

**Table 9: Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment**

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



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

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





**Table 10: Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment**

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



**Schedule 1 Prescribed Area Development Approval (ADA) Maps for Area B**

