



Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) No. [to be inserted] – Special Entertainment Precincts

Post Notification Ministerial Review ~~Public consultation~~ version

~~October 2018~~ February 2019

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules) and section 22 (Making or amending planning scheme policies)

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



1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) No. [to be inserted] – Special Entertainment Precincts*.

2. Commencement

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

3. Purpose

The purpose of this amendment instrument is to:

- (a) facilitate/support the live music industry on the Sunshine Coast through the designation of part of Maroochydore and Nambour as a special entertainment precincts under the *Local Government Act 2009*,
- (b) amend the Nuisance code to:
 - i. include specific noise criteria which must be met and provisions to regulate attenuation requirements for venues that are likely to host live music, and residential development both within the special entertainment precincts and the surrounding buffer areas; and
 - ii. include new noise criteria and requirements for development in key mixed use areas more generally to minimise/manage land use conflicts.
- (c) amend the tables of assessment, zone codes and relevant local plan provisions for the Principal centre zone, Major centre zone, Tourism zone, and parts of the District centre zone, Local centre zone and Tourist accommodation zone to:
 - i. allow for diffusion of "lower impact" entertainment uses (e.g. restaurants and small bars) across centre zones and key tourist areas to encourage vibrancy and support the night time economy in higher order centres, whilst concentrating "higher impact" entertainment uses (e.g. night clubs and dedicated live music venues) in the designated special entertainment precincts and the Ocean Street Food and Music Sub-Precinct;
 - ii. allow for micro-breweries to establish via code assessment in the Principal centre zone and Major centre zone, Tourism zone, and (where within the Mooloolaba/Alexandra Headland Local Plan Area) the District centre zone and Tourist accommodation zone;
 - iii. reinforce the mixed use nature of these zones and the desire for a vibrant day time and night time economy; and
 - iv. highlight that residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.
- (d) delete provisions relating to existing hospitality areas identified in the planning scheme to reduce potential overlap and confusion with the designated special entertainment precincts;
- (e) amend the Planning Scheme Policy for the Nuisance code to include advice for achieving the outcomes specified in the Nuisance code including requirements for noise impact assessments; and
- (f) undertake all necessary consequential amendments to other parts of the planning scheme for consistency with the above amendments.

4. Amendment table

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 3 Strategic Framework	Section 3.4 (Economic development), Section 3.4.3 (Element 2 – Sunshine Coast activity centre network), Section 3.4.3.1(d)(iv) (Specific outcomes)	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 5.5.4 (Tourist accommodation 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 5.5.5 (Principal centre 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 5.5.6 (Major centre 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 5.5.7 (District centre 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 5.5.22 (Tourism zone)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.9 (Categories of development and categories of assessment – local plans), Table 5.9.2 (Caloundra local plan: material change of use)	Amend as shown in Appendix A
Part 5 Tables of Assessment	Section 5.9 (Categories of development and categories of assessment – local plans), Table 5.9.9 (Mooloolaba/Alexandra Headland local plan: material change of use)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.4 (Tourist accommodation zone code), section 6.2.4.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.5 (Principal centre zone code), section 6.2.5.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.5 (Principal centre zone code), Table 6.2.5.2.1 (Consistent uses and potentially consistent uses in the Principal centre zone)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.6 (Major centre zone code), section 6.2.6.2 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.6 (Major centre zone code), Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)	Amend as shown in Appendix A
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.7 (District centre zone code), section 6.2.7.2 (Purpose and overall outcomes)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	outcomes)	
Part 6 Zones	Section 6.2 (Zone codes), Section 6.2.7 (District centre zone code), section 6.2.7.2 (Purpose and overall outcomes) Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.2 (Caloundra local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)	Insert as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.4 (Performance outcomes and acceptable outcomes), Table 7.2.19.4.2 (Performance outcomes and acceptable outcomes for assessable development in the Principal centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.4 (Performance outcomes and acceptable outcomes), Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes), Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.4 (Performance outcomes and acceptable outcomes), Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 7 Local plans	Section 7.2.22 (Nambour local plan code), Section 7.2.22.4 (Performance outcomes and acceptable outcomes), Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)	Amend as shown in Appendix A
Part 9 Development	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.2 (Purpose and overall	Amend as shown in

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
codes	outcomes)	Appendix A
Part 9 Development codes	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.3 (Performance outcomes and acceptable outcomes), Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Schedule 1 Definitions	Section SC1.2 (Administrative definitions), Table SC 1.2.1 (Index of administrative definitions) and Table SC1.2.2 (Administrative definitions)	Amend as shown in Appendix A
Schedule 2 Mapping	Local Plan Map LPM18 (Nambour Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	Amend as shown in Appendix B
Schedule 2 Mapping	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	Amend as shown in Appendix B
Schedule 6 Planning Scheme Policies	Section SC6.15 Planning scheme policy for the Nuisance code	Amend as shown in Appendix A

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 7 Local plans	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Renumber performance outcomes and acceptable outcomes
Part 7 Local plans	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes), Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Renumber performance outcomes and acceptable outcomes
Part 9 Development codes	Section 9.4 (Other development codes), Section 9.4.3 (Nuisance code), Section 9.4.3.3 (Performance outcomes and acceptable outcomes), Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Renumber performance outcomes and acceptable outcomes

Appendix A Amendment schedule (text)

Part 1 (About the planning scheme) - Section 1.2 (Planning scheme components)

Table 1.2.2 Local plans and local plan precincts

Local plans and local plan precincts	
(a)	Beerburum local plan
(b)	Beerwah local plan
(c)	Blackall Range local plan
(d)	Bli Bli local plan
(e)	Buderim local plan, including:-
(i)	Precinct BUD LPP-1 (Gloucester Road South)
(f)	Caloundra local plan, including:-
(i)	Precinct CAL LPP-1 (Bulcock Street)
(ii)	Precinct CAL LPP-2 (Ormuz Avenue)
(iii)	Precinct CAL LPP-3 (Bowman Road/Oval Avenue)
(iv)	Precinct CAL LPP-4 (Moffat Beach/Shelly Beach)
(v)	Precinct CAL LPP-5 (Events Centre Hospitality Area)
(vi)	Precinct CAL LPP-6 (Bulcock Street Hospitality Area)
(vii)	Precinct CAL LPP-7 (Bulcock Beach Hospitality Area)
(viii)	Precinct CAL LPP-8 (Kings Beach Hospitality Area)
(ix)(v)	Precinct CAL LPP-59 (Omrah Avenue)
(x)(vi)	Precinct CAL LPP-610 (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)	Maroochydhore / 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)

Part 1

Part 1 (About the planning scheme) - Section 1.2 (Planning scheme components)

Local plans and local plan precincts	
(v)	Precinct MAR LPP-5 (Maud Street/Sugar Road)
(t)	Mooloolaba / Alexandra Headland local plan, including:-
	(i) Precinct MAH LPP-1 (Mooloolaba Hospitality Area)
	(ii) Precinct MAH LPP-12 (Mooloolaba Spit Government Uses)
	(iii) (ii) Precinct MAH LPP-23 (Mooloolaba Heart Street Activation)
(u)	Mooloolah local plan
(v)	Nambour local plan, including:-
	(i) Precinct NAM LPP-1 (Nambour Hospitality Area Special Entertainment Precinct)
	(ii) Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)
	(iii) Precinct NAM LPP-3 (Town Centre Frame)
	(iv) Precinct NAM LPP-4 (Nambour Health Hub)
(w)	Palmwoods local plan
(x)	Peregian South local plan
(y)	Sippy Downs local plan, including:-
	(i) Precinct SID LPP-1 (Sippy Downs Town Centre)
(z)	Woombye local plan
(aa)	Yandina local plan

(viii) the overlays specified in **Table 1.2.3 (Overlays)** below (Part 8);

Table 1.2.3 Overlays

Overlays	
(a)	Acid sulfate soils overlay
(b)	Airport environs overlay
(c)	Biodiversity, waterways and wetlands overlay
(d)	Bushfire hazard overlay
(e)	Coastal protection overlay
(f)	Extractive resources overlay
(g)	Flood hazard overlay
(h)	Height of buildings and structures overlay
(i)	Heritage and character areas overlay
(j)	Landslide hazard and steep land overlay
(k)	Regional infrastructure overlay
(l)	Scenic amenity overlay
(m)	Water resource catchments overlay

(ix) the development codes specified in **Table 1.2.4 (Development codes)** below (Part 9);

Table 1.2.4 Development codes

Development codes	
Statewide codes	
(a)	Community residence code
(b)	Forestry for wood production code
(c)	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Use codes	
(d)	Business uses and centre design code
(e)	Caretaker's accommodation code
(f)	Child care centre code
(g)	Community activities code
(h)	Dual occupancy code
(i)	Dwelling house code

Part 1

Part 3 (Strategic framework) - Section 3.4.3 (Element 2 – Sunshine Coast activity centre network)

Theme 2 – Economic development

- (v) protection of existing tourism, sport and leisure facilities and encouragement of the establishment of new facilities that contribute to active, healthy living and community wellbeing;
- (vi) the development of educational and research institutions including the University of the Sunshine Coast and other tertiary and trade-based learning facilities;
- (vii) encouraging the establishment of new agribusiness in rural areas including new niche food and beverage product and value adding production in a clean environment; and
- (viii) encouraging the adoption of clean technology solutions in employment areas and enterprise areas.

3.4.3 Element 2 – Sunshine Coast activity centre network**3.4.3.1 Specific outcomes**

- (a) To support the preferred pattern of settlement, development is consistent with the *Sunshine Coast activity centre network* identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)**.

Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**, and for ease of reference is reproduced below in **Table 3.4.3.1 (Activity centre network)**.

- (b) Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.
- (c) Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) Activity centres incorporate most or all of the following elements:-
 - (i) a main street or other externally focussed configuration with active or semi-active street *frontages* that connect to surrounding communities and community spaces;
 - (ii) high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;
 - (iii) buildings and places which respect and contribute to the character and identity of their local area;
 - (iv) hospitality areas a vibrant, mixed use character, including special entertainment precincts in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live or amplified music which creates a vibrant atmosphere. In mixed use activity centres generally, and special entertainment precincts and buffer areas in particular, residents should expect ambient noise levels to be relatively higher; and
 - (v) creative industries and cultural and community activities which contribute to economic and community vitality.
- (e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, *parks* and civic spaces, together with a significant proportion of housing that creates opportunities for *affordable living* and meets transit oriented development and universal access and design principles.
- (f) Activity centres are well connected by an efficient public transport system and *active transport* network and are designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (g) High quality *infrastructure* networks encourage and support business growth and development within activity centres.

Part 3

Part 5 (Tables of Assessment)

Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
<i>Dual occupancy</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Dual occupancy code Nuisance code
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Multi-unit residential uses code Prescribed development codes other
<i>Multiple dwelling</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Multi-unit residential uses code Prescribed development codes other
<i>Resort complex</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Multi-unit residential uses code Prescribed development codes other
<i>Short-term accommodation</i>	Code assessment	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Multi-unit residential uses code Prescribed development codes other
Business activities		
<i>Bar</i>	Accepted development if- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b)(a) located in a designated hospitality area.	Transport and parking code
	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Business uses and centre design code Prescribed development codes other
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Accepted development if- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a drive-through facility.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Tourist accommodation zone code Applicable local plan code Business uses and centre design code Prescribed development codes other
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Code assessment if	<ul style="list-style-type: none"> Tourist accommodation zone code Business uses and centre design code

Part 5

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an adult store sensitive use area.	<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if- (a) in an existing building; and (b) located in a designated hospitality area <u>not involving amplified music that is audible external to the premises.</u>	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if-:	<ul style="list-style-type: none"> Principal centre zone Business uses and centre

Part 5

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ²	code • Maroochydhore/Kuluin local plan code design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme
Health care services	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Home based business	Accepted development if: (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002.	• No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	• Home based business code
	Impact assessment if for a high impact home based business activity.	• The planning scheme
Hotel	Code assessment	• Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • <i>Prescribed other development codes</i>
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	• No requirements applicable
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydhore/Kuluin local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Nightclub entertainment facility	Code assessment	• Principal—centre—zone code • Maroochydhore/Kuluin local plan code • Business—uses—and—centre design code • Prescribed—other development codes
Office	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Maroochydhore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Sales office	Accepted development	• Sales office code
Service station	Code assessment	• Principal centre zone code • Maroochydhore/Kuluin local plan code • Service station code • <i>Prescribed other development codes</i>
Shop	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Principal centre zone code • Business uses and centre design code

Part 5

Part 5 (Tables of Assessment)

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Maroochydhore/Kuluin local plan code Prescribed other development codes
Shopping centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Theatre	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Service industry	Accepted development building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Major centre zone code Maroochydhore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activities		
Child care centre	Self assessment if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Community activities code Prescribed other development codes
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
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydhore/Kuluin local plan code Community activities code Prescribed other development codes

Part 5

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>adult store sensitive use area.</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if- (a) in an existing building; and (b) located in a designated hospitality area <u>are not involving amplified music that is audible external to the premises.</u>	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if- (c) in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if- (c) not in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if- (c) in an existing building; and (d) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if- (c) not in an existing	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code

Part 5

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	building; and (d) not exceeding a gross leasable floor area of 300m ² .	code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	• The planning scheme
Health care services	Accepted development if in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
Home based business	Accepted development if: (c) for a home office; or (d) 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 high impact home based business activity.	• Home based business code
	Impact assessment if for a high impact home based business activity.	• The planning scheme
Hotel	Code assessment	• Major centre zone code • Applicable local plan code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • <i>Prescribed development codes</i> other
Market	Accepted development if:- (c) conducted by a not-for-profit organisation; and (d) located on Council owned or controlled land.	• No requirements applicable
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Nightclub entertainment facility	Code assessment if located in a designated hospitality <u>special entertainment precinct</u> .	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	• The planning scheme
Office	Accepted development if located in an existing building.	• Transport and parking code
	Code assessment if not otherwise specified.	• Major centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
Sales office	Accepted development	• Sales office code
Service station	Code assessment	• Major centre zone code • Applicable local plan code • Service station code • <i>Prescribed development codes</i> other
Shop	Accepted development if:- (a) in an existing building; and (b) not for a	• Transport and parking code

Part 5

Part 5 (Tables of Assessment)

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>department store.</i>	
	Impact assessment if for a <i>department store.</i>	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store.</i>	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store.</i>	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Veterinary services	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Medium impact industry	Code assessment if for a <i>micro-brewery</i>	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if- (c) located 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"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre 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"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

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Part 5 (Tables of Assessment)

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an <i>adult store sensitive use area</i> .	<i>development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Bar	Accepted development if- (a) in an existing building; and located in a designated <i>hospitality area</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design codes <i>Prescribed other development codes</i>
Food and drink outlet	Accepted development if- (a) in an existing building; and (b) not for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code

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Part 5 (Tables of Assessment)

Table 5.5.22 Tourism zone

Note—development in the Tourism zone is intended to be subject to a master plan. An approved plan of development may provide variations to the category of development or category of assessment specified in this table.

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Nature-based tourism</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> Tourism zone code Nature and rural based tourism code
	Impact assessment if not otherwise specified.	The planning scheme
<i>Resort complex</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> Tourism zone code Multi-unit residential uses code
	Impact assessment if not otherwise specified.	The planning scheme
Business activities		
<i>Tourist attraction</i>	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> Tourism zone code
	Impact assessment if not otherwise specified.	The planning scheme
Industrial activities		
<i>Medium impact industry</i>	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Tourism zone code Applicable local plan code
	Impact assessment if not otherwise specified.	The planning scheme
Community activities		
<i>Community use</i>	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.	The planning scheme
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
<i>Animal husbandry</i>	Accepted development if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	The planning scheme
<i>Cropping</i>	Accepted development if:- (a) not forestry for wood production; and (b) the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Rural uses code

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Part 5 (Tables of Assessment)

5.9.2 Caloundra local plan

Table 5.9.2 Caloundra 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 5.5.4 \(Tourist accommodation zone\)](#), [Table 5.5.6 \(Major centre zone\)](#), [Table 5.5.8 \(Local centre zone\)](#) and [Table 5.5.16 \(Community facilities zone\)](#). This table must be read in conjunction with [Table 5.5.4](#), [Table 5.5.6](#), [Table 5.5.8](#) and [Table 5.5.16](#).

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TOURIST ACCOMMODATION ZONE		
Business activities		
Bar	<p>Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use, and (a)(b) not involving amplified music that is audible external to the premises.</p> <p>Code assessment if forming part of a mixed use building.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code Tourist accommodation zone code Caloundra local plan code The planning scheme Business uses and centre design code Prescribed other development codes
MAJOR CENTRE ZONE		
Business activities		
Nightclub entertainment facility	<p>Code assessment if located on a site with frontage to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Major centre zone code Caloundra local plan code The planning scheme Business uses and centre design code Prescribed other development codes
LOCAL CENTRE ZONE		
Business activities		
Bar	<p>Accepted development if:- (a) in an existing building on a lot with frontage to Seaview Terrace, and (a)(b) not involving amplified music that is audible external to the premises.</p> <p>Code assessment if on a lot with frontage to Seaview Terrace.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code Local centre zone code Caloundra local plan code The planning scheme Business uses and centre design code Prescribed other development codes

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Part 5 (Tables of Assessment)

5.9.8 Maroochydore/Kuluin local plan

Table 5.9.8 Maroochydore/Kuluin local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.1 (Low density residential zone), Table 5.5.3 (High density residential zone) and Table 5.5.5 (Principal centre zone). This table must be read in conjunction with Table 5.5.1, Table 5.5.3 and Table 5.5.5.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 1 (CITY CORE) - SUB-PRECINCT MAR LPSP - 1 (OCEAN STREET FOOD AND MUSIC SUB-PRECINCT)		
Business activities		
<i>Nightclub entertainment facility</i>	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 2 (AERODROME ROAD)		
Business activities		
<i>Nightclub entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a department store.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 3 (MAROOCHY BOULEVARD/DALTON DRIVE)		
Business activities		
<i>Nightclub entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a department store.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 4 (WHARF STREET)		
Business activities		

Part 5

Part 5 (Tables of Assessment)

5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland 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 5.5.3 (High density residential zone), Table 5.5.4 (Tourist accommodation zone), Table 5.5.7 (District centre zone) and Table 5.5.16 (Community facilities zone). This table must be read in conjunction with Table 5.5.3, Table 5.5.4, Table 5.5.7 and Table 5.5.16.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TOURIST ACCOMMODATION ZONE		
Business activities		
Bar	<p>Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (a)(b) not involving amplified music that is audible external to the premises.</p> <p>Code assessment if forming part of a mixed use building.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code Tourist accommodation zone code Mooloolaba/Alexandra Headland local plan code The planning scheme Business uses and centre design code Prescribed other development codes
Industrial activities		
Medium impact industry	<p>Code assessment if for a micro-brewery</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Tourist accommodation zone code Mooloolaba/Alexandra Headland local plan code The planning scheme Business uses and centre design code Prescribed other development codes
DISTRICT CENTRE ZONE		
Business activities		
Bar	<p>Accepted development if:- (a) in an existing building; and (a)(b) not involving amplified music that is audible external to the premises.</p> <p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code District centre zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Medium impact industry	<p>Code assessment if for a micro-brewery</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Mooloolaba/Alexandra Headland local plan code The planning scheme Business uses and centre design code Prescribed other development codes
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 12 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
Food and drink outlet	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code

Part 5

Part 5 (Tables of Assessment)

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code Prescribed other development codes
Shop	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code Prescribed other development codes
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 23 (MOOLOOLABA HEART STREET ACTIVATION)		
Business activities		
Food and drink outlet	Accepted development if- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a drive-through facility;	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a mixed use building.	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if- (a) located at the ground storey of a mixed use building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

Part 5

Part 6 (Zones)

6.2.4 Tourist accommodation zone code

6.2.4.1 Application

- (1) This code applies to assessable development:-
- (a) within the Tourist accommodation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourist accommodation 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.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
- (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes and short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities and indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (b) development recognises the character of core tourist areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in the zone should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area;
 - (b)(c) where located outside a local plan area, development provides for:-
 - (i) residential activities to be limited to visitor accommodation only; and
 - (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;
 - (c)(d) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, 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*;
 - (d)(e) development generally caters for a medium rise built form;

¹ Editor's note—the *Sunshine Coast activity centre network* is described in Table SC1.2.3 of Schedule 1 (Definitions).

Part 6 (Zones)

6.2.5 Principal centre zone code

6.2.5.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Principal centre 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.

6.2.5.2 Purpose and overall outcomes

- (3) The purpose of the Principal centre zone code is to provide for the Maroochydore Principal Regional Activity Centre to be developed:-
 - (a) as the principal *regional activity centre* for the Sunshine Coast sub-region, characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, sub-tropical style;
 - (b) with key concentrations of highest order retail, commercial, residential and community facilities capable of servicing the Sunshine Coast sub-region; and
 - (c) at a scale and intensity that is commensurate with the role and function of the Principal Regional Activity Centre as specified in the Sunshine Coast activity centre network and the Maroochydore/Kuluin local plan code.

Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the *Economic Development Act 2012*.

- (4) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Regional Activity Centre in an arrangement that produces mixed land use outcomes, supports public and *active transport* modes and creates a large number of jobs in a wide array of creative and successful enterprises;
 - (b) development recognises and reinforces the natural attributes of the Maroochydore Principal Regional Activity Centre by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with living on the coast;
 - (c) development supports the establishment of a community heart for Maroochydore and the Sunshine Coast sub-region through significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life;
 - (d) development provides for the establishment of diverse and high density in-centre residential activities, thus increasing the activity and vibrancy of the Maroochydore Principal Regional Activity Centre and offering high quality living environments that are close to public transport and everything the principal *regional activity centre* has to offer, including a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (e) development provides for the establishment of a highly permeable street network that is convenient, attractive and pedestrian friendly and that allows for effective vehicle movement and circulation;
 - (f) development provides for and supports the establishment of the dedicated public transport corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as

Part 6

Part 6 (Zones)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 450m ²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m ²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market <i>Nightclub entertainment facility</i> (n) Office (o) Sales office (p) Service station (q) Shop (r) Shopping centre (s) Theatre (t) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 450m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 450m ²) (c) Tourist attraction
Industrial activities	
(a) Service industry (a)(b) <i>Medium impact industry (where for a micro-brewery)</i>	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre) (d) Park	None
Other activities	
(a) Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a local utility)	None

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6.2.6 Major centre zone code

6.2.6.1 Application

- (2) This code applies to assessable development:-
- within the Major centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - identified as requiring assessment against the Major centre 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.

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to provide for Beerwah Town Centre, Caloundra Town Centre, Nambour Town Centre and Sippy Downs Town Centre to:-
- be developed as major *regional activity centres* for the Sunshine Coast, servicing a part of the sub-region and complementing the role of Maroochydhore as the principal *regional activity centre* for the Sunshine Coast;
 - accommodate a range of higher order business activities, entertainment activities, multi-unit residential activities and community activities in an active and vibrant mixed use environment; and
 - have a scale and intensity of development that is commensurate with the role and function of a major *regional activity centre* as specified in the *Sunshine Coast activity centre network*² and the applicable local plan code.
- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
- major *regional activity centres* are developed as vibrant, mixed use places, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - development provides a range of higher order retailing, entertainment/catering, commercial, administrative and government services, and community and cultural facilities;
 - a mix of medium and high density multi-unit residential activities are provided, generally in a mixed use format, that are complementary to the predominant non-residential activities and business functions of the zone;
 - development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network* and does not undermine the role and function of Maroochydhore as the principal *regional activity centre* for the Sunshine Coast sub-region;
 - the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the major *regional activity centre* in a local plan code;
 - higher order shopping facilities in the form of a *department store* are not established in any major *regional activity centre*;
 - development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

² Editor's note—the *Sunshine Coast activity centre network* is described in Table SC1.2.3 of Schedule 1 (Definitions).

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- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the primary role of and focus of the zone as a major hub of economic and community activity;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating high quality *public open spaces* including town squares, civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (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;
- (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;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)** to occur in the Major centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.6.2.1** to occur in the Major centre 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 6.2.6.2.1** is an inconsistent use and is not intended to occur in the Major centre zone.

Note—the Caloundra local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Major centre zone in Local plan precinct CAL LPP-1—Caloundra Central. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct CAL LPP-1—Caloundra Central.

Note—the Nambour local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Major centre zone in Local plan precinct NAM LPP-2 – Town centre

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frame. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct NAM LPP-2 – Town centre frame.

Note—the Sippy Downs local plan code includes a supplementary table of consistent and inconsistent uses for land included in the Major centre zone in Local plan precinct SID LPP-1 – Sippy Downs Town Centre. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct SID LPP-1 – Sippy Downs Town Centre.

Table 6.2.6.2.1 Consistent uses and potentially consistent uses in the Major centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (where not located in an adult store sensitive use area) (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 300m ²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m ²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market (n) Nightclub entertainment facility (where located in a designated hospitality area special entertainment precinct or in the Caloundra local plan area on a site with frontage to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace) (o) Office (p) Sales office (q) Service station (r) Shop (other than a department store) (s) Shopping centre (other than where involving a department store) (t) Theatre (u) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 300m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 300m ²) (c) Nightclub entertainment facility (where not otherwise specified in column 1 and not located in the Caloundra local plan area) (d) Tourist attraction
Industrial activities	
(a) Medium impact industry (where for a micro-brewery) (b) Service industry	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	None
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Major sport, recreation and entertainment facility	None

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6.2.7 District centre zone code

6.2.7.1 Application

- (1) This code applies to assessable development:-
 - (a) within the District centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the District centre 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.

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of activities that complement, but do not compete with, the role and function of higher order activity centres by serving the convenience needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format.

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) district activity centres are developed as vibrant, mixed use places, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (b) development provides for a range of retail business activities that service the district level convenience needs of surrounding areas;
 - (c) in addition to retail business activities, development provides for a mix of other business activities including *food and drink outlets* (e.g. restaurants and dining facilities), *health care services*, *offices* and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*³ and the applicable local plan code, and does not undermine the role and function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the district activity centre in a local plan code;
 - (ii) not more than one *full line supermarket* to be established in any district activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, to not be established in any district activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;

³ Editor's note—the *Sunshine Coast activity centre network* is described in Table SC1.2.3 of Schedule 1 (Definitions).

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Table 6.2.7.2.1 Consistent uses and potentially consistent uses in the District centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (where not located in an adult store sensitive use area) (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (other than for a high volume convenience restaurant located in Buderim or Maleny local plan areas) (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 300m ²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m ²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market (n) Office (o) Sales office (p) Service station (q) Shop (other than a department store or discount department store) (r) Shopping centre (other than where involving a department store or discount department store) (s) Theatre (other than a multiplex cinema, or any cinema where located in the Kawana Waters district activity centre) (t) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 300m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 300m ²) (c) Nightclub entertainment facility (where located in a designated hospitality area)
Industrial activities	
(a) Medium impact industry (where for a microbrewery located in the Mooloolaba/Alexandra Headland local plan area) (b) Service industry	Medium impact industry (where for a microbrewery and not otherwise specified in column 1) None
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Place of worship	Hospital
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Park	None
Other activities	
(a) Parking station (b) Telecommunications facility (where other than a freestanding tower) (c) Utility installation (where a local utility)	None

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7.2.6 Caloundra local plan code

7.2.6.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Caloundra local plan area as shown on Map ZM45 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Caloundra local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.6.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.6A (Caloundra local plan elements)**.

7.2.6.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Caloundra local plan code.

The Caloundra local plan area is located in the south-eastern part of the Sunshine Coast and has a land area of approximately 1,251 hectares.

The local plan area includes the Caloundra Town Centre and the beachside neighbourhoods of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi.

The local plan area is characterised by its beachside setting and frontage to the Pumicestone Passage as well as the spectacular coastal and hinterland views that are available from headlands and other elevated parts of the local plan area.

The northern part of the local plan area is located on a dune and sand plain system. The rocky headlands of Moffat Beach and Caloundra Headland are the dominant landscape features in the central part of the local plan area. The western part of the local plan area is characterised by relatively flat terrain that rises up to the west, north and east.

Currimundi Lake, Bunbubah Creek, Coondibah Lagoon, Pumicestone Creek and Tooway Creek are the main waterways traversing the local plan area and are important environmental, recreation and local character elements.

Whilst the natural landscape of the local plan area has been substantially altered over time to accommodate urban development, pockets of remnant vegetation remain in the foreshore and creekside open space system including on the land which accommodates the Currimundi Conservation Centre and George Watson Park at Moffat Head. Ben Bennett Botanical Park is a noteworthy conservation reserve.

The Caloundra Town Centre, located in the southern part of the local plan area, is a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast. The Caloundra Town Centre provides a comprehensive range of centre based activities and is a major employment destination. It incorporates the traditional main street of Bulcock Street and adjoining areas to the north as well as the area north and south of Bowman Road. Smaller convenience centres are located at Currimundi (on Buderim Street), Moffat Beach and Dicky Beach.

The Caloundra West Industrial Estate, located in the western part of the local plan area, is a major industrial estate accommodating a range of predominantly service and transport related industries. Caloundra Aerodrome located immediately opposite the Caloundra West Industrial Estate, provides general aviation services and related business and industrial activities. The Moffat Beach Business Park is a smaller industrial area located centrally within the local plan area that caters for low impact industrial and compatible business activities.

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The local plan area accommodates a full range of residential settings from traditional low density neighbourhoods comprised predominantly of dwelling houses to high density residential and tourist accommodation areas comprised of multi storey apartment buildings. Kings Beach and Bulcock Beach offer the most intensive residential accommodation and are a major focus for visitor accommodation. At Shelly Beach and Moffat Beach small pockets of beachside character housing remain. The traditional beachside housing areas of Shelly Beach and Moffat Beach are characterised by larger lots, despite the fact that some smaller lots exist within the areas a result of historical subdivision decisions that are not now supported. This planning scheme sets out how the character of this area is determined by its future and not how the past determines its future.

The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery.

Vehicle access is predominantly via Caloundra Road from the west and the Nicklin Way from the north. A new northern access road is proposed from Nicklin Way via Queen Street and Ulm Street into the Caloundra Town Centre. Other major roads in the local plan area include Buderim Street, Beerburum Street, Buccleugh Street, Tooway Parade, George Street, Regent Street and Bowman Road.

The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
 - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Town Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
 - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.
 - (c) The Caloundra Town Centre continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community and communities in the southern part of the Sunshine Coast.
 - (d) Opportunities for transit oriented development are provided within the town centre and in designated areas adjacent to the CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.
 - (e) Development in the Major centre zone contributes to the economic vitality of the Caloundra Town Centre by providing for a wide range and depth of business uses.
 - (f) Development in the Major centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

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- (e) —
- (f)(g) Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for this part of the Caloundra Town Centre to be retained as the traditional 'main street' retail and entertainment area, accommodating a range of business uses with an emphasis on retail business uses and entertainment/catering business uses, together with multi-unit residential uses located above street level.
- (g) ~~Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere. Nightclub entertainment facilities are only established in the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area).~~
- (h) The traditional main street character of Bulcock Street is maintained. New or extended large floor plate retail uses are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character. Through block pedestrian links are provided to allow convenient pedestrian access with development addressing and activating pedestrian links and vehicular laneways, wherever practicable. Development in Precinct CAL LPP-1 (Bulcock Street) is integrated with the adjoining community uses in Felicity Park and Omrah Avenue and the mixed use tourist development at nearby Bulcock Beach.
- (h) **Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for a range of land uses in accordance with Table 7.2.6.4.2 (Caloundra local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone).**
- (i) Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) supports the Bulcock Street retail and entertainment area by providing a range of complementary business uses and multi-unit residential uses. Development in this precinct is integrated with and includes strong pedestrian connections to Bulcock Street and the adjoining community uses in Omrah Avenue. Key Site 1 (Kronks Motel) is redeveloped as a signature *mixed use development* that incorporates high quality buildings, active street *frontages* and streetscaping.
- (j) Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) accommodates a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre together with some fine grain business uses that support, or are complementary to, the adjoining government and medical hub. These small scale business uses predominantly occur in that part of Precinct CAL LPP-3 between West Terrace and Second Avenue through the redevelopment of this area.
- (k) Key Site 2 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Town Centre.
- (l) Key Site 3 (Caloundra RSL Club) is consolidated and further developed as a major entertainment venue which supports pedestrian connectivity to surrounding development and provides an attractive street front address to Oval Avenue.
- (m) Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Town Centre.
- (n) The existing local centres at Currimundi and Moffat Beach are retained as local (not full service) activity centres providing for the basic convenience needs of residents of and visitors to the local area.
- (o) Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.

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- (p) Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.
- (q) Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry* uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.
- (r) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its 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) 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 *dwelling*s 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-~~59~~ (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-~~610~~ (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.

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- (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 Public Transport and Bicycle Corridor or the proposed new northern access road into the Caloundra Town Centre.

7.2.6.4 Performance outcomes and acceptable outcomes

Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Caloundra Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	Development for residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; (d) louvres; and (e) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the sense of arrival to Caloundra Town Centre and other parts of the local plan area, including boulevard treatments along Caloundra and Bowman Roads.	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area, and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.

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Performance Outcomes		Acceptable Outcomes	
			<p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the Council's Infrastructure and Guideline Standards for each centre as required.</p>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the local plan area.	<p>AO3.1</p> <p>AO3.2</p> <p>AO3.3</p>	<p>Development protects, emphasises and does not intrude upon the important sightlines and views to the Glass House Mountains, Pumicestone Passage, and Point Cartwright where identified on Figure 7.2.6A (Caloundra local plan elements).</p> <p>Development within the Lighthouse View Protection Area identified on Figure 7.2.6A (Caloundra local plan elements) does not interrupt:-</p> <ul style="list-style-type: none"> (a) views of the lighthouses from Kings Beach Park; and (b) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP13520) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion. <p>Development provides for the retention of character <i>vegetation</i> where identified on Figure 7.2.6A (Caloundra local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for buildings to be set back from street <i>frontages</i> so as to maintain uninterrupted sight lines to the Pumicestone Passage and Bribe Island.	AO4	<p>Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for:-</p> <ul style="list-style-type: none"> (a) that part of any building or structure up to two <i>storeys</i> in height to be <i>setback</i> at least 4 metres from the street property boundary; and (b) that part of any building or structure exceeding two <i>storeys</i> in height to be <i>setback</i> at least 6 metres from the street property boundary.
PO5	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including linkages:-	AO5	No acceptable outcome provided.
	(a) between the different precincts of the Caloundra Town Centre and in particular between		

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Performance Outcomes		Acceptable Outcomes	
	<p>Stockland Shopping Centre in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) and Precinct CAL LPP-1 (Bulcock Street);</p> <p>(b) between the different parts of Precinct CAL LPP-1 (Bulcock Street); and</p> <p>(c) along the Pumicestone Passage frontage of the Tripcony Hibiscus Caravan Park and the northern side of Maloja Avenue to complete the coastal path.</p>		
PO6	<p>Development provides for through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provides a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO6	<p>Development for a large floor plate use in the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on Figure 7.2.6A (Caloundra local plan elements), provides visible, safe, comfortable and attractive through block pedestrian linkages.</p>
PO7	<p>Development improves local connectivity and protects the following transport corridors identified on Figure 7.2.6A (Caloundra local plan elements):-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub;</p> <p>(b) the CoastConnect Priority Public Transport and Bicycle Corridor; and</p> <p>(c) the proposed new northern access road into the Caloundra Town Centre via Queen Street, Ulm Street and Minchinton Street.</p>	AO7	No acceptable outcome provided.
PO8	<p>Development facilitates the provision of a local ecological linkage connecting core habitat areas on the Caloundra Aerodrome site to core habitat areas north of Caloundra Road as identified on Figure 7.2.6A (Caloundra local plan elements).</p>	AO8	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
Development in the Major Centre Zone Generally (Caloundra Town Centre)			
PO9	<p>Development in the Major centre zone supports the role and function of Caloundra Town Centre as the dominant major regional activity centre for the southern Sunshine Coast, subservient only to the Maroochydore Principal Regional Activity Centre.</p>	AO9	No acceptable outcome provided.
PO10	<p>Development in the Major centre zone:-</p> <p>(a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>;</p> <p>(b) creates vibrant and active streets and public spaces;</p>	AO10	<p>Development:-</p> <p>(a) respects the layout, scale and character of development on adjoining sites;</p> <p>(b) provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified</p>

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	<p>(c) provides continuous weather protection for pedestrians along active or semi-active street front areas; and</p> <p>(d) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>on Figure 7.2.6A (Caloundra local plan elements);</p> <p>(c) provides for buildings to be set back from street <i>frontages</i> as follows:-</p> <p>(i) for sites fronting Bulcock Street – built to the street front boundary for the first two <i>storeys</i> (up to 8.5 metres in height);</p> <p>(ii) for other sites identified as having active street <i>frontage</i> on Figure 7.2.6A (Caloundra local plan elements) – built to the street front boundary for the ground <i>storey</i>;</p> <p>(iii) for sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street - in accordance with Acceptable outcome AO4; and</p> <p>(iv) for sites fronting Oval Avenue - 6 metres for the ground <i>storey</i>;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection to active street <i>frontages</i> in the form of continuous cantilevered awnings over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with buildings;</p> <p>(g) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(h) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</p> <p>(i) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
Development in the Major Centre Zone in Precinct CAL LPP-1 (Bulcock Street)			
PO11	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) identified on Local Plan Precinct Map LPM45 is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Town Centre.	AO11	No acceptable outcome provided.
PO12	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for predominantly small scale retail, catering and commercial business uses to be located adjacent to streets, with any large floor plate use to be sleeved	AO12	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	behind small shopfronts or other fine grain uses at street level.		
PO13	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for any residential use to be located above the street level and set back from the main building podium.	AO13	No acceptable outcome provided.
PO14	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) on sites bounded by Bulcock Street, Tay Avenue and Maloja Avenue provides for:- (a) integrated development of the whole or a significant portion of the block; (b) access, parking and servicing arrangements that are consolidated and shared so that there is a reduction in vehicle crossing points along Maloja Avenue and no crossing points along Bulcock Street or Tay Avenue; (c) buildings that address both Bulcock Street and Maloja Avenue such that both street frontages are treated as secondary active street frontages to the greatest extent practicable having regard to (b) above; (d) pedestrian weather protection and other features along the Maloja Avenue frontage which appropriately respond to its southerly aspect; and (e) a centrally located mid-block connection from Bulcock Street to Maloja Avenue as a connecting link between the coastal path and Bulcock Street.	AO14	No acceptable outcome provided.
PO15	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) identified on Local Plan Map LPM18 provides for:- (a) a use listed as a consistent use in Column 1 of Table 7.2.6.4.2 (Caloundra local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the precinct; and (b) a use listed as a potentially consistent use in Column 2 of Table 7.2.6.4.2 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity. Note a use not listed in Table 7.2.6.4.2 is an inconsistent use and is not intended	AO15	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
to occur in the Major centre zone in Precinct CAL LPP-1			
Development in the Major Centre Zone in Precinct CAL LPP-2 (Ormuz Avenue)			
PO156	Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) identified on Local Plan Precinct Map LPM45 provides for a range of retail business uses, commercial business uses, entertainment/catering business uses and residential uses that are not necessarily suited to or capable of establishing within Precinct CAL LPP-1 (Bulcock Street) but which are required to support the depth of retailing and other services provided in the central part of the Caloundra Town Centre.	AO1565	No acceptable outcome provided.
PO1676	Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) provides for Key Site 1 (Kronks Motel) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:- (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) a building form which:- (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre; (d) a landscaped civic plaza at least 400m ² in area, provided for public use and located in a prominent location on the subject <i>site</i> , preferably opposite Bill Venardos Park; (e) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue; and (f) a pedestrian friendly street environment with continuous	AO1676	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza.		
Development in the Major Centre Zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue)			
PO1787	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) identified on Local Plan Precinct Map LPM45 provides for a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre, as well as medical related and other small scale retail business uses, commercial business uses and catering business uses that are required to support the role and function of Caloundra Town Centre as a major regional activity centre and the operation of the adjoining State government medical facilities.	AO1787	No acceptable outcome provided.
PO1898	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) provides for any expansion of the existing Stockland Shopping Centre to occur within the boundaries of Key Site 2 (Stockland Shopping Centre) identified on Figure 7.2.6A (Caloundra local plan elements) , or on land immediately to the west of Key Site 2.	AO1898	No acceptable outcome provided.
PO192019	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) provides for Key Site 2 (Stockland Shopping Centre) to be expanded and redeveloped as an outwardly focussed <i>shopping centre</i> incorporating the following:- (a) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (b) buildings which address streets with a <i>primary active street frontage</i> provided to Bowman Road and a <i>secondary active street frontage</i> provided to First Avenue and Oval Avenue; (c) improved through-site pedestrian and cycle links provided either as public thoroughfares or as another form of through-connection capable of providing extended afterhours access; (d) improved pedestrian and cycle links across Bowman Road to Bicentennial Park and Precinct CAL LPP-1 (Bulcock Street); (e) improved public transport set down and circulation facilities;	AO201919	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	(f) car parking areas that are sleeved behind buildings or landscaping and which do not dominate any street <i>frontage</i> ; (g) a landscaped civic plaza, at least 400m ² in area, provided for public use on a prominent location within the <i>site</i> , adjoining a public street; (h) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza; and (i) revised vehicle access and circulation arrangements with the existing major <i>access point</i> at the intersection of Bowman Road and Park Place removed.		
PO2100	Development provides for any expansion of the Stockland Shopping Centre incorporating land outside the boundaries of Key Site 2 to achieve, in addition to the requirements of Performance Outcome PO2049 (above), the following:- (a) integration with the existing Stockland Shopping Centre development in terms of common pedestrian/cycle connections, car parking <i>access</i> and circulation and streetscape and landscape treatments; and (b) buildings which address streets with a <i>secondary active street frontage</i> provided to First Avenue and Oval Avenue.	AO2100	No acceptable outcome provided.
PO2121	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) provides for Key Site 3 (Caloundra RSL Club) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as a major entertainment, recreation and community facility incorporating the following:- (a) a range of entertainment/catering business uses, <i>indoor sport and recreation</i> uses, <i>outdoor sport and recreation</i> uses, multi unit visitor accommodation uses and community uses in a functionally efficient and integrated configuration; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) the maximum height limit of 16 metres to be achieved for one or two focal towers only, with	AO2211	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	development across the remainder of the <i>site</i> providing for a transition of <i>building height</i> to adjoining areas; (d) buildings which address streets; (e) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas; and (f) improved through block pedestrian and cycle connections to surrounding public streets and spaces.		
PO2322	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites fronting Oval Avenue provides for buildings which address the street with a <i>secondary active street frontage</i> provided where identified on Figure 7.2.6A (Caloundra local plan elements) with <i>active uses</i> such as <i>cafés</i> or <i>shops</i> located intermittently, generally on corner sites.	AO2322	No acceptable outcome provided.
PO2433	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites located between West Terrace, Mayes Avenue, Second Avenue and Oval Avenue provides predominantly for the establishment of commercial business uses and health related activities, with any retail business use comprising a comparatively small component of the total <i>gross floor area</i> of the overall development.	AO2433	No acceptable outcome provided.
PO2544	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites located between Oval Avenue and Olm Street are developed for a mix of commercial business uses and residential uses, with any retail business use comprising a comparatively small component of the total <i>gross floor area</i> of the overall development.	AO2544	No acceptable outcome provided.
PO2655	Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) on sites adjoining or immediately opposite Central Park provide for the establishment of sport and recreation uses, accommodation uses or business uses that are related to and support sport and recreation activities.	AO2655	No acceptable outcome provided.
Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), Precinct CAL LPP-7 (Bulcock Beach Hospitality Area) and Precinct CAL LPP-8 (Kings Beach Hospitality Area)			
PO26	Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street	AO26	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
<p>Hospitality Area), CAL LPP 7 (Bulcock Beach Hospitality Area) and CAL LPP 8 (Kings Beach Hospitality Area) identified on Local Plan Precinct Map LPM45 provides for:-</p> <p>(a) a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere; and</p> <p>(b) in the case of the Major centre zone in Precinct CAL LPP 6 (Bulcock Street Hospitality Area), may include nightclub entertainment facilities.</p>			
Development in the Specialised Centre Zone (Caloundra Road Showroom Area)			
PO27PO26	Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Town Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO27AO26	No acceptable outcome provided.
Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)			
PO28PO27	Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.	AO28AO27	No acceptable outcome provided.
PO29PO28	Development in the Local centre zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along active or semi-active street front areas; (d) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.	AO29AO28	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides for buildings to be set back from street <i>frontages</i> as follows:- (i) for sites fronting Seaview Terrace - built to the street front boundary; (ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and (iii) on sites with sole <i>frontage</i> to Roderick Street - a distance that is compatible with the character and scale of residential development on the southern side of Roderick Street, but in any case not less than 3 metres; (c) provides <i>primary active street frontages</i> where identified on Figure 7.2.6A (Caloundra local

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Performance Outcomes		Acceptable Outcomes	
			<p>plan elements);</p> <p>(d) provides all weather protection to active street <i>frontages</i> in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for on-site car parking at the rear or to one side of the development.</p>
Development in the Low Impact Industry Zone (Moffat Beach Business Park)			
PO30PO29	Development in the Low impact industry zone at Moffat Beach is designed and configured in a manner which protects the amenity of nearby and surrounding residential premises.	AO30AO29.1	Development does not provide for any additional vehicular access from Nothing Street.
		AO30AO29.2	Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothing Street and north of Grigor Street West occurs on amalgamated sites with:-
		AO30AO29.3	<p>(a) all vehicular access gained via Grigor Street West;</p> <p>(b) a <i>landscape buffer</i> provided along Nothing Street with security fencing located behind landscaping; and</p> <p>(c) no or only minimal building openings provided to the Nothing Street <i>frontage</i> of the <i>site</i>.</p>
		AO30AO29.4	<p>The layout and design of development in that part of the Low impact industry zone located opposite land included in the Low density residential zone (along William Street and George Street):-</p> <p>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</p> <p>(c) provides a 3 metre wide densely planted buffer strip along the street <i>frontage</i>; and</p> <p>(d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</p> <p>Notwithstanding the maximum height of buildings and structures identified</p>

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Performance Outcomes		Acceptable Outcomes	
			on the applicable Height of Buildings and Structures Overlay Map, that part of a building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where located on a <i>site</i> opposite land included in the Low density residential zone (along William Street and George Street).
PO31PO30	Development in the Low impact industry zone ensures that new buildings in the Low impact industry zone:- (a) achieve a coherent overall built form and <i>streetscape</i> character; and (b) incorporate design features, building materials and/or colours that provide architectural interest and articulation to building facades visible from the street.	AO31AO30	No acceptable outcome provided.
PO32PO31	Development in the Low impact industry zone ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.	AO32AO31	No acceptable outcome provided.
PO33PO32	Development in the Low impact industry zone ensures that non-industrial uses are limited in scale and in type to those uses which:- (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO33AO32	No acceptable outcome provided.
Development in the Tourist Accommodation Zone			
PO34PO33	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) contributes to the vitality of key streets and esplanades; (c) provides a continuous pedestrian friendly façade; and (d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	AO34AO33	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on Figure 7.2.6A (Caloundra local plan elements) ; (b) has building openings overlooking the street; (c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (d) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (e) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved

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Performance Outcomes		Acceptable Outcomes	
PO35PO34	Development in the Tourist accommodation zone provides for Key Site 4 (Kings Beach Tavern) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major visitor accommodation area, and that incorporates the following:- (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses; (b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street; (c) outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (d) a building form which provides for two slim line towers of variable height above a two storey podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (e) a maximum <i>site cover</i> of 50% for the first two storeys and 35% for storeys above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and (f) streetscape improvements at street level which complement and reflects the streetscape treatments in Kings Beach Park.	AO35AO34	behind buildings; and (f) minimises vehicular access across active street frontage. No acceptable outcome provided. Note— Figure 7.2.6B (Kings Beach Tavern preferred design treatment) illustrates the preferred design treatment for Key Site 4 (Kings Beach Tavern).
PO36PO35	Development in the Tourist accommodation zone provides for Key Site 5 (Kings Beach Shops) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major tourist accommodation area, and that incorporates the following:- (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and catering business uses where identified as a <i>primary active street frontage</i> on Figure 7.2.6A (Caloundra local plan elements) , with <i>active uses</i>	AO36AO35	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>provided along a minimum of 75% of the <i>site frontage</i>;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a maximum height of:-</p> <p>(i) 19 metres for Lot 230 RP43053 at 36 Esplanade Headland; and</p> <p>(ii) 16 metres for Lots 0 and 1-4 BUP3932 at 12 Princess Lane and Lots 0 and 1-6 BUP133 at 14 Princess Lane, unless either or both lots are amalgamated with Lot 230 RP43053, in which case a maximum height limit of 19 metres applies;</p> <p>(d) a maximum <i>site cover</i> of 70% for the first two <i>storeys</i> and 40% for <i>storeys</i> above the second <i>storey</i>;</p> <p>(e) a stepping back of the building form from all boundaries above the second <i>storey</i> with a minimum <i>setback</i> of 7.5 metres from the Esplanade;</p> <p>(f) vehicle <i>access</i> from Princess Lane;</p> <p>(g) opportunities for casual surveillance of public spaces, including Princess Lane; and</p> <p>(h) <i>streetscape</i> improvements at street level which complement and integrate with Kings Beach Park.</p>		
<p>PO37PO36</p>	<p>Development in the Tourist accommodation zone provides for Key Site 6 (Golden Beach Oaks Oasis Resort) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as an integrated <i>mixed use development</i> that complements, but does not compete with, the role of Caloundra Town Centre as a major regional activity centre, and incorporates the following:-</p> <p>(a) a mix of multi-unit permanent and visitor accommodation in conjunction with retail business uses and entertainment/catering business uses including a conference centre;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a building form which:-</p> <p>(i) is arranged so as to maintain and enhance sightlines to, and strengthen visual</p>	<p>AO37AO36</p>	<p>No acceptable outcome provided.</p>

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Performance Outcomes		Acceptable Outcomes	
	associations with, Pumicestone Passage; (ii) provides for the maximum height limit of 21 metres to be achieved for two or three slim line towers only on that part of the <i>site</i> that is undeveloped as at the date of gazettal of the planning scheme; and (iii) steps down in height at the edges of the <i>site</i> to protect the amenity of surrounding low-rise residential development; (d) enhanced through block pedestrian connections with a prominent link to Short Street and the coastal walk; and (e) streetscape improvements at street level to improve the attractiveness of Park Place and North Street.		
PO38PO37	Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and The Esplanade, Bulcock Beach:- (a) may provide for residential uses or a mix of residential and business uses; (b) where business uses are proposed, maintains a <i>primary active street frontage</i> to The Esplanade; (c) provides for a maximum <i>site cover</i> of:- (i) 70% for that part of a building not exceeding 8.5 metres in height; and (ii) 35% for that part of a building exceeding 8.5 metres in height; (d) provides access from Leeding Terrace, other than where for permanent accommodation; and (e) maintains <i>setbacks</i> to Otranto Avenue in accordance with Acceptable Outcome AO4 in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.	AO38AO37	No acceptable outcome provided.
Development in the High Density Residential Zone			
PO39PO38	Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.	AO39AO38	Development provides for buildings which:- (a) are designed and located to respond to the natural topography, such as by stepping down the slope; (b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and (c) are well spaced with a slender rather than bulky appearance.

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Performance Outcomes		Acceptable Outcomes	
Development in the Medium Density Residential Zone Generally			
PO40PO39	Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:- (a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street; (b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street; (c) Dicky Beach, in the vicinity of Ngungun Street; (d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and (e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.	AO40AO39	The layout and design of development ensures that:- (a) buildings have the appearance of one or more individual buildings on the <i>site</i> , with each building being the scale of a <i>dwelling house</i> ; (b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i> ; (c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and (d) buildings are set within densely landscaped grounds.
Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)			
PO41PO40	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	AO41AO40	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:- (a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and (b) at least 15 metres from Canberra 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)			
PO42PO41	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-4 (Moffat Beach/Shelly 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.	AO42AO41	No acceptable outcome provided.
Development in the Community Facilities Zone			
Development in Precinct CAL LPP-59 (Omrah Avenue)			
PO43PO42	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> .	AO43AO42	No acceptable outcome provided.
Development in Precinct CAL LPP-610 (Caloundra Aerodrome)			
PO44PO43	Development in Precinct CAL LPP-10 (Caloundra Aerodrome) identified on Local Plan Precinct Map LPM45 :- (a) occurs in an intergrated manner in accordance with the approved Caloundra Aerodrome	AO44AO43	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	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 access to the aerodrome site to be from Caloundra Road via Pathfinder way; (f) provides an emergency access 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 (j) recognises the location of the aerodrome within the urban fabric and seeks to maintain the amenity of nearby residential areas.		
Development on the Tripcony Hibiscus Caravan Park Site (Lot 764 SP223350, Bulcock Street)			
PO45PO44	Development of the Tripcony Hibiscus Caravan Park site (Lot 764 SP223350, Bulcock Street):- (a) provides visitor accommodation in the form of caravan/motorhome sites, camping sites and cabins; (b) provides for the extension of the coastal walk along the foreshore between Leach Park and Tripcony Lane; (c) enhances the <i>streetscape</i> character of Bowman Road/Bulcock Street, Park Place and Maloja Avenue; (d) improves access to the site; and (e) incorporates an attractive built form that is of a scale and intensity that is compatible with the character of the local area and protects the amenity of nearby residential premises.	AO45AO44	No acceptable outcome provided.
Development on the Former Caloundra Sewage Treatment Plant Site (Lot 3 CP845406, Queen Street)			

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Performance Outcomes		Acceptable Outcomes	
PO46PO45	<p>Development of the former Caloundra Sewage Treatment Plant site (Lot 3 CP845406, Queen Street):-</p> <ul style="list-style-type: none"> (a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential uses that directly support the other uses on the <i>site</i>; (b) maintains and enhances the <i>streetscape</i> character of Queen Street as an attractive landscaped boulevard; (c) provides street, pedestrian and cycle through block connections to improve connectivity to and between surrounding recreational and community facilities and public spaces; (d) provides an open space link through the <i>site</i> that contributes to a continual greenspace link between Tooway Creek and the environmental reserve located on Queen Street; and (e) protects the amenity of nearby residential areas. 	AO46AO45	No acceptable outcome provided.
Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican Waters Boulevard)			
PO47PO46	<p>Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):-</p> <ul style="list-style-type: none"> (a) rehabilitates and remediates any contaminated land; (b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra Town Centre, community facilities and public transport <i>infrastructure</i>; (c) provides for the establishment of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station; (d) occurs in accordance with an approved plan of development prepared for the whole of the <i>site</i>; (e) incorporates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and the Sunshine Coast architectural style; and (f) provides street, pedestrian and cycle through-site connections to improve connectivity to and between surrounding areas and public spaces. 	AO47AO46	No acceptable outcome provided.

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Table 7.2.6.4.2 Caloundra local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct CAL LPP-1 – Bulcock Street)	
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed-use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (where not located in an adult store sensitive use area) (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 300m ²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m ²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market (n) Nightclub entertainment facility (where located on a site with frontage to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace) (o) Office (p) Sales office (q) Service station (r) Shop (other than a department store) (s) Shopping centre (other than where involving a department store) (t) Theatre (u) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 300m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 300m ²) (c) Tourist attraction
Industrial activities	
(a) Medium impact industry (where for a micro-brewery) (b) Service industry	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	None
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Major sport, recreation and entertainment facility (where for a convention and exhibition centre of entertainment centre located on Council owned or controlled land) (d) Park	None
Other activities	

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Column 1 Consistent uses	Column 2 Potentially consistent uses
(a) <i>Parking station</i>	None
(b) <i>Telecommunications facility (where other than a freestanding tower)</i>	
(c) <i>Utility installation (where a local utility)</i>	

Figure 7.2.6A Caloundra local plan elements

<Figure to be inserted>

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7.2.19 Maroochydore/Kuluin local plan code

7.2.19.1 Application

- (1) This code applies to assessable development:-
- within the Maroochydore/Kuluin local plan area as shown on Map ZM22 contained within **Schedule 2 (Mapping)**; and
 - identified as requiring assessment against the Maroochydore/Kuluin local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
- section 7.2.19.3 (Purpose and overall outcomes)**;
 - Table 7.2.19.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - Figure 7.2.19A (Maroochydore/Kuluin local plan elements)**.

7.2.19.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maroochydore/Kuluin local plan code.

The Maroochydore/Kuluin local plan area is located centrally in the eastern part of the Sunshine Coast and takes in a land area of approximately 1,390 hectares.

The local plan area includes the Maroochydore Principal Regional Activity Centre, established urban neighbourhoods of Maroochydore and Cotton Tree, the suburban neighbourhoods of Maroochy Waters and Kuluin, the emerging community of Sunshine Cove as well as business and industry areas along Maroochydore Road, Wises Road, Sugar Road, Maud Street and Fishermans Road.

A significant part of the local plan area takes in the Maroochydore Principal Regional Activity Centre. Part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the Economic Development Act 2012 and does not form part of the local plan area. The Maroochydore City Centre Priority Development Area (PDA) is intended to be developed as the new city centre and central business district for the Maroochydore Principal Regional Activity Centre.

Most of the local plan area is situated on a coastal lowland plain that meets the banks of the Maroochy River and the Maroochydore beachfront. The Maroochy River and the Maroochydore beachfront are major environmental and character elements that define the coastal setting and character of the local plan area. Except for some small remnants of native vegetation retained in parks and reserves, the local plan area has been largely cleared of native vegetation to accommodate coastal urban development.

Owing to its low lying topography a significant part of the local plan area is potentially at risk from acid sulfate soils and coastal hazards, including river flooding and storm surge.

A range of residential forms are represented in the local plan area ranging from the medium and high intensity tourist accommodation and mixed use development located along the Maroochydore beachfront to the low density predominantly permanent residential housing of Maroochy Waters and Kuluin.

Sunshine Cove, located immediately to the west of the Maroochydore Principal Regional Activity Centre, is an emerging residential community set around a man-made waterway system connecting to Cornmeal Creek. When complete, this development will accommodate a variety of housing types as well as community facilities and public open space.

A number of local centres are distributed throughout the local plan area, primarily at Cotton Tree, Maroochy Waters and Kuluin but also at several other locations. Cotton Tree, and in particular the associated foreshore area and beaches, is also a renowned and popular tourist destination.

The local plan area includes a range of community, sport and recreational facilities including Maroochydore State High School, Maroochydore State School, Kuluin State School, Maroochydore Multisports Complex, Cotton Tree Park and a number of tourist parks.

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A sewage treatment plant is located north of Commercial Road and an existing quarry to the south of Commercial Road has potential for reuse once quarry operations have ceased.

The Sunshine Motorway, Maroochydore Road and Maroochy Boulevard are the principal transport routes within the local plan area. Other major roads include Bradman Avenue, Aerodrome Road, Duporth Avenue, Dalton Drive, Sugar Road, the Esplanade, Sixth Avenue, Main Road and Fishermans Road. The local plan area, and in particular the Maroochydore Principal Regional Activity Centre, is planned to be serviced by key public transport infrastructure including the Dedicated Public Transport Corridor (CAMCOS), CoastConnect Priority Public Transport and Bicycle Corridor and potential future Sunshine Coast Light Rail Corridor.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.19.3 Purpose and overall outcomes

- (1) The purpose of the Maroochydore/Kuluin local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochydore/Kuluin local plan area.
- (2) The purpose of the Maroochydore/Kuluin local plan code will be achieved through the following overall outcomes:-
 - (a) The Maroochydore/Kuluin local plan area is a diverse coastal urban area comprising the Maroochydore Principal Regional Activity Centre, a number of urban and suburban residential neighbourhoods, high intensity visitor accommodation areas, business and industry areas and major community and sport and recreation facilities.

Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the *Economic Development Act 2012*.

- (b) Urban development in the Maroochydore/Kuluin local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values.
- (c) Cotton Tree and areas adjacent to Maroochydore Beach are cosmopolitan and vibrant places with visitor accommodation and small scale *shops*, cafés and restaurants at street level that enliven the public realm and enhance the role and image of this area as a tourism focus area.
- (d) Kuluin and Maroochy Waters are established, predominantly low density residential neighbourhoods that offer a quiet, relaxed lifestyle in locations close to the beach and the services offered by the Maroochydore Principal Regional Activity Centre.
- (e) The Specialised centre zone adjacent to Wises Road, Sugar Road and Maroochydore Road provides for the large floor plate, bulky goods retail activities required to support the core retailing activities accommodated within the Maroochydore Principal Regional Activity Centre.
- (f) Industrial areas at Kuluin and north of Wises Road provide a range of low to *medium impact industry* uses.
- (g) Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast sub-region.
- (h) Development in the local plan area recognises and reinforces the natural attributes within and adjoining the local plan area by creating buildings, landscapes, a network of open space and pedestrian/cycle linkages that emphasise the outdoor lifestyle and the strong affinity that residents have with 'living on or near the coast', and facilitates the integration of the whole of the Maroochydore Principal Regional Activity Centre.
- (i) Development provides for the following key elements of the urban open space and pedestrian/cycle network:-
 - (i) a pedestrian promenade, in a public ownership, along Cormeal Creek and Maud Canal linking Sunshine Plaza to the proposed transit station and interchange (CAMCOS) and residential areas to the south-west;
 - (ii) a continuous high quality walkable waterfront and greenspace link, in public ownership, along the Cotton Tree foreshore, Cormeal Creek and Maud Canal; and

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- (iii) a continuous high quality public pedestrian and cycle link along the Maroochy River and Maroochy Beach foreshore, integrating and extending the Coastal Path System.
- (j) Development contributes to the establishment of landscaped boulevards along major transport routes and attractive gateways to enhance the sense of entry to the local plan area and the Maroochy Principal Regional Activity Centre.
- (k) Development provides appropriate landscape buffering to the Sunshine Motorway in order to visually screen built form elements and maintain the visual amenity of the Motorway.
- (l) Development provides for community infrastructure and services that meet the needs of residents in the Maroochy Principal Regional Activity Centre and the Sunshine Coast sub-region.
- (m) The Principal centre zone in Precinct MAR LPP-1 (City Core) is developed as a mixed use retail core and contains the highest order retail uses in conjunction with a range of business uses and a significant quantity of residential dwellings. In conjunction with development in the Maroochy City Centre Priority Development Area, Precinct MAR LPP-1 (City Core) is intended to be the most concentrated urban setting in the Maroochy Principal Regional Activity Centre and is to provide the greatest range and diversity of uses.
- (n) Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for mixed use premises which support a vibrant day time and night time economy. Residents in the precinct, and in the Principal centre zone generally, should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
- (n)(o) Development in the Principal centre zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct-Hospitality Area) provides for a range of business uses and entertainment activities including food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities that may operate after hours and include live or amplified music which creates a vibrant atmosphere.
- (o)(p) Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) provides for expansion or redevelopment of the shopping centre and adjacent sites to provide for an integrated, high quality design which addresses and activates key street frontages, enhances connectivity through the site, in particular through the provision of the public pedestrian promenade and identified road links, and presents an attractive interface to surrounding areas through outstanding building, streetscape and landscape design.
- (p)(q) Development in the Principal centre zone on Key Site 2 (Big Top) provides for an integrated, high quality mixed use development which contributes to the vibrancy of Ocean Street, Cormeal Creek and Horton Parade, enhances pedestrian connectivity through and around the site and displays an outstanding level of architectural and landscape design befitting of its prominent location.
- (q)(r) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) occurs in accordance with Table 7.2.19.4.3 (Maroochy/Kuluin local plan supplementary table of consistent and inconsistent uses in the Principal centre zone) and in particular ensures that any retail business uses do not detract from or compete with the core retailing functions of Precinct MAR LPP-1 (City Core).
- (r)(s) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road):-
- (i) predominantly comprises medium intensity residential activities and business activities, including smaller scale *showroom* uses;
 - (ii) recognises the role of Aerodrome Road as a gateway entry to the Maroochy Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles and high quality building presentation;
 - (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochy Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.

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~~(s)~~(t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-

- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochyore Principal Regional Activity Centre;
- (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochyore Principal Regional Activity Centre;
- (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
- (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.

~~(t)~~(u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.

~~(u)~~(v) With the exception of the two local business areas situated on the corner of Maroochyore Road and Main Road and Maroochyore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.

~~(v)~~(w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.

~~(w)~~(x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.

~~(x)~~(y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.

~~(y)~~(z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-5 (Maud Street/Sugar Road).

~~(z)~~(aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochyore City Centre priority Development Area.

~~(aa)~~(bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochyore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

~~(bb)~~(cc) The existing *tourist park* sites located at Cotton Tree and Maroochyore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochyore's role as a tourism focus area.

~~(cc)~~(dd) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

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7.2.19.4 Performance outcomes and acceptable outcomes

Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development in the Maroochydhore/Kuluin local plan area generally¹

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochydhore/Kuluin Local Plan Area Generally (All Zones)</i>			
PO1	Development supports the role and function of Maroochydhore as the principal regional activity centre for the Sunshine Coast by accommodating uses that are complementary to, but do not compete with the intended role of, the retail core (Principal centre zone and priority development area) as the primary focus for business and community activities within the principal regional activity centre.	AO1	No acceptable outcome provided.
PO2	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the Maroochydhore/Kuluin local plan area.	AO2.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO2.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and existing character <i>vegetation</i> contributing to the setting, character and sense of place of the Maroochydhore/Kuluin local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, important views to the Maroochy River, beaches and other areas where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) .
		AO3.2	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) <i>vegetation</i> adjacent to the Maroochy River foreshore and Maroochydhore beach foredunes; (b) significant <i>vegetation</i> on the northern side of the Sunshine Motorway at the gateway intersection of Maroochy Boulevard; and (c) other character <i>vegetation</i> identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native

¹ Editor's note—Table 7.2.19.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone) of this code provides additional assessment criteria for assessable development located in the Principal centre zone.

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Performance Outcomes		Acceptable Outcomes	
			species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development:- (a) provides for the establishment of landscaped boulevards along Maroochydore Road, Maroochy Boulevard, Evans Street, Dalton Drive, Bradman Avenue, Duporth Avenue (part), Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade; and (b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydore/Kuluin.	AO4.1	Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) :- (a) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the urban beachside character of, the local plan area and emphasise corner locations; and (b) incorporates design elements such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO4.2	Development on a <i>site</i> having a landscape setback as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) :- (a) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the <i>site frontage</i> boundary; and (b) has a built form which typically includes courtyard edges and interfaces.
		AO4.3	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO5	Development with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle <i>access</i> and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.	AO5	Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:- (a) provides for no additional vehicle <i>access</i> from these streets; and (b) rationalises existing vehicle <i>access</i> points wherever practicable.
PO6	Development provides a wide, vegetated <i>buffer</i> to the Sunshine Motorway to visually screen and soften built form elements.	AO6	Development provides a 10 metre wide mounded landscaped <i>buffer</i> along the Sunshine Motorway road <i>frontage</i> of a <i>site</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO7	Development protects and enhances the major open space links offered by the foreshore park and reserve system,	AO7	Development provides for the retention and enhancement of the greenspace links identified on Figure 7.2.19A

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Performance Outcomes		Acceptable Outcomes	
	Cornmeal Creek, Maud Canal and associated drainage systems.		(Maroochydoore/Kuluin local plan elements).
PO8	Development on land adjacent to the Maroochy River foreshore, between Cornmeal Creek and Picnic Point Esplanade, provides for a continuous public pedestrian and cycle link along the Maroochy River foreshore as an extension to the coastal walk.	AO8	No acceptable outcome provided.
PO9	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and <i>buffer</i> to the Sunshine Motorway and Maroochy Boulevard.	AO9	No acceptable outcome provided.
PO10	Development on land with frontage to Eudlo Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .	AO10	No acceptable outcome provided. Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO11	Development provides public road links where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) to improve local connectivity, access and servicing arrangements.	AO11	No acceptable outcome provided.
PO12	Development does not compromise the provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydoore; (b) the Sunshine Motorway and any future connection to the Sunshine Motorway in the south eastern part of the local plan area; (c) the CoastConnect Priority Public Transport and Bicycle Corridor along Aerodrome Road and Alexandra Parade; and (d) Maroochydoore Road, Maroochy Boulevard, Maud Street/Sugar Road and Bradman Avenue.	AO12	No acceptable outcome provided.
Development in the Local Centre Zone Generally			
PO13	Development in the Local centre zone:- (a) supports the role of the Cotton Tree Local Centre, Maroochy Waters Local Centre, Kuluin Local Centre and other local centres in the local plan area as local (not full service) activity centres; and (b) provides a basic level of convenience goods and services to local residents and visitors.	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (King Street, Cotton Tree)			
PO14	Development in the Local centre zone at Cotton Tree:- (a) is sympathetic to the urban village character of Cotton Tree; (b) contributes to the vitality of King Street; (c) provides continuous weather protection for pedestrians; (d) complements the traditional main street form and <i>streetscape</i> of Cotton Tree; and	AO14	Development in the Local centre zone at Cotton Tree:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) ; (b) provides for any residential uses to be effectively integrated with business uses;

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Performance Outcomes		Acceptable Outcomes	
	(e) provides integrated and functional car parking and access arrangements that do not dominate the <i>streetscape</i> .		(c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; (f) includes provision for landscaping, shaded seating and consistent and simple paving materials on footpaths; and (g) provides for car parking in basements.
Development in the Local Centre Zone (Local Business Area along Maroochydore Road)			
PO15	Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:- (a) maintains, but does not increase, the existing scale of business uses; (b) improves the appearance of the <i>streetscape</i> ; (c) minimises impacts on adjoining or nearby residential uses; and (d) does not impact upon the operational efficiency of Maroochydore Road as a major transport corridor.	AO15	Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:- (a) does not involve any expansion to the <i>gross floor area</i> of business uses established on the <i>site</i> ; (b) improves the appearance of buildings and landscaping on the <i>site</i> ; (c) provides for buildings which have a scale and form that is compatible with nearby residential buildings; (d) does not provide for direct access to Maroochydore Road; and (e) does not provide for the establishment of high traffic generating uses.
Development in the Tourist Accommodation Zone (Cotton Tree Esplanade)			
PO16	Development in the Tourist accommodation zone:- (a) contributes to the vitality of key streets and esplanades; and (b) is sympathetic to the coastal character of Cotton Tree and Maroochydore.	AO16	Development in the Tourist accommodation zone:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; (b) where active <i>frontages</i> are provided, incorporates all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (c) ensures that signage is integrated with the building; and (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the High Density Residential Zone in Precinct MAR LPP-4 (Wharf Street)			
PO17	Development for an <i>office</i> in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) identified on	AO17	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>Local Plan Map LPM22:-</p> <p>(a) is small scale only and does not detract from the intended role and function of the Maroochydore Principal Regional Activity Centre as the primary location for centre activities;</p> <p>(b) forms part of a <i>mixed use development</i>; and</p> <p>(c) maintains the amenity of adjacent or nearby residential premises.</p>		
Development in the Low Density Residential Zone in Precinct MAR LPP-5 (Maud Street/Sugar Road)			
PO18	<p>Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for <i>offices</i> to be incorporated within existing <i>dwelling houses</i>, provided that such development:-</p> <p>(a) maintains the amenity of adjacent or nearby residential premises;</p> <p>(b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road; and</p> <p>(c) provides for car parking arrangements which are in keeping with a residential appearance and do not dominate the <i>streetscape</i>.</p>	AO18	<p>Development for an <i>office</i> in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road):-</p> <p>(a) is limited to <i>dwelling houses</i> existing prior to the commencement of the planning scheme;</p> <p>(b) provides for all required car parking to be accommodated on site within, behind or beside the main building;</p> <p>(c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and</p> <p>(d) avoids any material impact on the amenity of adjoining or nearby residential premises through the provision of landscape buffers, screen fencing and appropriate site layout.</p>
Development in the Emerging Community Zone (Sunshine Cove)			
PO19	<p>Development in the Emerging community zone at Sunshine Cove:-</p> <p>(a) contributes to the establishment of a walkable residential community in a waterside setting, comprising of a number of high quality, attractive, environmentally responsible and sustainable mixed density residential neighbourhoods;</p> <p>(b) provides for a range of lot sizes, dwelling types and live/work buildings, with the highest density of residential development provided in key locations;</p> <p>(c) provides for an interconnected open space network and community facilities that meet the needs of the local community;</p> <p>(d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and</p> <p>(e) protects the function and visual amenity of Maroochy Boulevard and the Sunshine Motorway.</p>	AO19	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.</p>
Development in the Community Facilities Zone (Tourist Parks)			
PO20	<p>Development provides for the existing <i>tourist park</i> sites located at Cotton Tree</p>	AO20	No acceptable outcome provided.

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Performance Outcomes	Acceptable Outcomes
and Maroochydore Beach to be retained or redeveloped as <i>tourist parks</i> .	

Table 7.2.19.4.2 Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone

Performance Outcomes	Acceptable Outcomes
Development in the Principal Centre Zone Generally	
Land Use Intent	
PO1	Development in the Principal centre zone provides for the Maroochydore Principal Regional Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.
AO1	No acceptable outcome provided.
PO2	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Regional Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.
AO2	No acceptable outcome provided.
PO3	Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:- (a) a use listed as a consistent use in Column 1 of Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone) to occur in the relevant precinct; and (b) a use listed as a potentially consistent use in Column 2 of Table 7.2.19.4.3 to occur in the relevant precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity. Note—a use not listed in Table 7.2.19.4.3 is an inconsistent use and is not intended to occur in the Principal centre zone in Precinct MAR LPP-2 or Precinct MAR LPP-3.
AO3	No acceptable outcome provided.
Integration and Connectivity with the Maroochydore City Centre Priority Development Area	
PO4	Development in the Principal centre zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular linkages.
AO4	No acceptable outcome provided.
Accessibility, Permeability and Legibility	
PO5	Development provides for a walkable waterfront and open space network along the full <i>frontages</i> of Commeal Creek and Maud Canal in public ownership providing unrestricted public access and connectivity through the Principal
AO5	Development ensures that a walkable waterfront and open space network is provided in public ownership in accordance with the greenspace link and key pedestrian/cycle link identified on Figure 7.2.19A (Maroochydore/Kuluin

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Performance Outcomes		Acceptable Outcomes	
	Regional Activity Centre and beyond to the Maroochy River and foreshore and surrounding residential areas.		local plan elements).
PO6	Development provides for a high amenity and functional pedestrian promenade in public ownership extending along the full <i>frontage</i> of Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS) and surrounding residential areas.	AO6.1	Development provides a pedestrian promenade in public ownership along the full <i>frontage</i> of the Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS), and surrounding residential areas.
		AO6.2	The pedestrian promenade is designed and constructed in accordance with the specifications shown on Figure 7.2.19B (Maroochydoore Public Pedestrian Promenade Design) .
		AO6.3	Development provides for shade structures, landscaping and directional signage to be installed within the pedestrian promenade.
PO7	Development provides mid-block pedestrian connections which:- (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the street based pedestrian and cycle movement network; (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function; and (d) are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.	AO7	Development for a large floor plate use in the Principal centre zone, or on land otherwise identified as accommodating a through block pedestrian linkage on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) provides publically accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
Built Form			
PO8	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the <i>streetscape</i> and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context including views and vistas and the preferred character of the area in which it is located; and (c) have a high architectural quality.	AO8	No acceptable outcome provided.
PO9	Development provides buildings that:- (a) are closely related to streets, public spaces and pedestrian routes; (b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate pedestrian movement and other functions associated with the building; (c) exhibit well-defined podium and tower elements which provide a slender building profile above podium level; and (d) are sited and oriented to cause least environmental impact.	AO9	Development for a building in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for a maximum <i>site cover</i> of 90% for the podium element, and 50% for the tower element, where the following criteria are met:- (a) the site has a principal <i>frontage</i> of at least 20 metres; (b) deep planted landscapes are provided at the principal <i>frontage</i> of the site and are of a sufficient size and dimension to accommodate mature trees; and (c) the development demonstrates outstanding building, <i>streetscape</i>

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Performance Outcomes		Acceptable Outcomes	
			and landscape design which is highly articulated and epitomises sub-tropical and sustainable design. OR In all other circumstances, development complies with the <i>site cover</i> requirements of the applicable use code.
PO10	Development provides spaces between buildings which:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; (c) avoid wind tunnelling effects; and (d) sensitively respond to adjoining uses.	AO10.1 AO10.2	Development ensures that a building which incorporates a tower element but not a podium element is <i>setback</i> a minimum of 6 metres from the side boundary. Development ensures that a building which incorporates a tower element and a podium element provides for the following:- (a) the podium element to have a maximum height of 16 metres and be built to the property boundary unless adjoining a residential use in which case the podium element may only be built to the property boundary up to 4.5 metres in height; and (b) the tower element to be <i>setback</i> 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the same <i>site</i> .
PO11	Development provides buildings that:- (a) are architecturally treated with facades and elevations that avoid large blank walls; and (b) incorporate roof forms, openings and <i>setbacks</i> that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Regional Activity Centre <i>streetscape</i> .	AO11	Development ensures that a building incorporates architectural treatments of facades and elevations such that:- (a) semi-enclosed spaces and colonnades are provided at street level where abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered; (b) blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features; and (c) top levels of buildings and roof forms that are shaped to:- (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
PO12	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	AO12	Development ensures that a building is finished with external building materials and colours that:- (a) are robust and do not require high levels of maintenance; (b) complement their setting and be

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Performance Outcomes		Acceptable Outcomes	
			attractive to neighbouring premises; and (c) are not mirrored or highly reflective.
PO13	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Regional Activity Centre <i>streetscape</i> .	AO13.1	Development ensures that building service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or are effectively screened from the street or public open space.
		AO13.2	Development ensures that building roof tops allow for the future inclusion of satellite dishes and <i>telecommunications facilities</i> in an unobtrusive manner such that these services are not visible from the street or public open space.
		AO13.3	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Maroochydore Principal Regional Activity Centre.
Active Streets and Public Spaces			
PO14	Development on a <i>site</i> identified as having an active <i>frontage</i> on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides a continuous pedestrian friendly <i>façade</i> and incorporates activities located at ground level that promote a vibrant and lively <i>streetscape</i> character.	AO14	Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO15	Development involving new or extended large floor plate retail uses is located and designed to contribute to vibrant and active streets and public places.	AO15	Development for a large format retail use (such as a <i>showroom</i> , <i>discount department store</i> , <i>department store</i> or a <i>supermarket</i>) provides a main entrance onto a public street with any external walls that would otherwise front the street, containing <i>sleeving</i> uses.
PO16	Development ensures that the ground floor level of a building:- (a) is adaptable, allowing for changes in land use over time; and (b) distinguish the commercial and sub-tropical identity of the Maroochydore Principal Regional Activity Centre.	AO16	Development provides for business uses in premises having a <i>primary active street frontage</i> as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to have a minimum floor to ceiling height of 3.5 metres at the ground floor level.
PO17	Development provides for footpaths and walkways intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO17	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (ii) 2.7 metres provided for <i>secondary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (b) a shelter type that comprises one or more of the following:-

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Performance Outcomes		Acceptable Outcomes	
			(i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade.
Housing Diversity			
PO18	Development ensures that a range of <i>dwelling</i> types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.	AO18	Development ensures that at least 10% of all <i>dwelling</i> s on a <i>site</i> are equal to or less than 100m ² in <i>gross floor area</i> . Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.
Streetscapes, Public Spaces and Landscapes²			
PO19	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydoore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	AO19.1	Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, where such front the street.
		AO19.2	Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height.
		AO19.3	Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation.
		AO19.4	Development provides footpath paving treatments and street furniture that integrate with adjoining development and <i>setback</i> areas and align with public footpaths.
PO20	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space, provides for the following:- (a) a high level of non-discriminatory pedestrian access to maintain an <i>active frontage</i> ; (b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i> .	AO20	No acceptable outcome provided.
PO21	Development provides for art installations to be incorporated where possible, as an essential element to engage users of the urban environment.	AO21	No acceptable outcome provided.
Car Parking			
PO22	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.	AO22	No acceptable outcome provided.
PO23	Development in Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides car parking areas and service areas that are not visually dominant from a street or public open space.	AO23.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the <i>streetscape</i> or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the <i>site</i> , incorporated

² These provisions are intended to supplement the *Landscape code*.

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Performance Outcomes		Acceptable Outcomes	
		AO23.2	wholly within a building or below ground level, and shared driveways. Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
PO24	Development in a precinct other than Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides ground level car parking areas and service areas that do not dominate the street <i>frontage</i> .	AO24.1	Development provides for any ground level car parking area to be:- (a) located behind or contained within a building and not visible from the street <i>frontage</i> ; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.
		AO24.2	Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be <i>setback</i> a minimum of 5 metres and not be adjacent to or visible from the street.
Development in the Principal Centre Zone in Precinct MAR LPP-1 (City Core)			
PO25	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) identified on Local Plan Map LPM22 comprises a vibrant and high intensity mixed use core where the principal business and administrative functions are complemented by retailing, entertainment, education, community and cultural facilities, tourism and residences.	AO25	No acceptable outcome provided.
PO26	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) does not comprise <i>showrooms</i> so that it does not delay or compromise the following:- (a) the capacity of the existing and planned road transport infrastructure networks in the Maroochydore Principal Regional Activity Centre; (b) the employment potential of the Maroochydore Principal Regional Activity Centre; (c) the intended urban design outcomes for the Maroochydore Principal Regional Activity Centre; (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal Regional Activity Centre.	AO26	No acceptable outcome provided.
Development in the Principal Centre Zone (Key Site 1 – Sunshine Plaza)			
PO27	Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) ensures that significant expansion or redevelopment of the Sunshine Plaza Shopping Centre or adjacent properties:- (a) occurs in an integrated manner in accordance with a master plan or approved plan of development; (b) provides for outstanding building, <i>streetscape</i> and landscape design	AO27	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	which is highly articulated and epitomises sub-tropical and sustainable design; (c) facilitates a high level of accessibility to the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS); (d) provides for Commeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network and provides for development which reinforces and activates these links; (e) does not compromise the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre; (f) provides strong linkages with surrounding development and, in particular, the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity; (g) provides public road links as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to improve local connectivity; and (h) minimises visual and amenity impacts associated with car parking and servicing areas.		
Development in the Principal Centre Zone (Key Site 2 – Big Top)			
PO28	Development in the Principal centre zone on Key Site 2 (Big Top) ensures that redevelopment of the site:- (a) provides for the <i>site</i> to be developed as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) provides an attractive address to all street <i>frontages</i> and to Commeal Creek; (d) facilitates a high level of accessibility to the Maroochydore Station transit interchange; (e) provides for development which reinforces and activates the public pedestrian and urban open space link along Commeal Creek; (f) provides strong linkages with surrounding development and, in particular, the provision of through block pedestrian links connecting Ocean Street and Duporth Avenue with Commeal Creek Esplanade, and other urban design elements and treatments necessary to create	AO28	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>a high level of integration and connectivity;</p> <p>(g) provides <i>primary active street frontages</i> to Cornmeal Creek, Ocean Street, Duporth Avenue and Horton Parade and the 'urban laneway' through the <i>site</i> connecting Ocean Street with Cornmeal Creek Esplanade;</p> <p>(h) maintains existing vehicular access points; and</p> <p>(i) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>		
Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct Hospitality Area)			
PO29	<p>Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct Hospitality Area) identified on Local Plan Map LPM22 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live <i>or amplified</i> music which creates a vibrant atmosphere.</p>	AO29	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)			
PO30	<p>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on Local Plan Map LPM22 complies with the following:-</p> <p>(a) development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground <i>storey</i>;</p> <p>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</p> <p>(c) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority;</p> <p>(d) development with a <i>frontage</i> to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable;</p> <p>(e) development provides for bicycle and pedestrian infrastructure which connects the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS)</p>	AO30	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	to the Cotton Tree waterfront and the eastern surf beaches.		
PO31	Development provides for all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m ² per tenancy.	AO31	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct in MAR LPP-3 (Maroochy Boulevard/Dalton Drive)			
PO32	Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive), identified on Local Plan Map LPM22, complies with the following:- (a) development predominantly comprises medium intensity business and residential activities including <i>offices</i> and smaller scale <i>shops</i> and <i>showrooms</i> ; (b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core).	AO32	No acceptable outcome provided.
PO33	Development provides for the following:- (a) all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m ² per tenancy; (b) the total maximum <i>gross leasable floor area</i> of all retail business uses (other than <i>showroom</i>) to not exceed 20,000m ² for the precinct.	AO33	No acceptable outcome provided.
PO34	Development provides for Maroochy Boulevard and Dalton Drive to be established as attractive landscaped boulevards incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.	AO34	No acceptable outcome provided.
PO35	Development to the north of the Dalton Drive east-west extension is integrated with the adjoining development in the Priority Development Area, having regard to block size, access arrangements, intended uses, built form and stormwater flow requirements.	AO35	No acceptable outcome provided.
PO36	Development provides for appropriate buffering to the Sunshine Motorway and the Dedicated Transit Corridor (CAMCOS), such that development achieves a high level of amenity and the safety and efficiency of these major transport infrastructure elements is maintained.	AO36	No acceptable outcome provided.
PO37	Development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the edges of the precinct.	AO37	No acceptable outcome provided.
PO38	Development fronting Dalton Drive or Maroochy Boulevard provides for the following:- (a) <i>showroom</i> development that maintains a strong built form along Dalton Drive and Maroochy Boulevard and incorporates land uses that activate these <i>frontages</i> ; (b) car parking that is located behind buildings and does not dominate the	AO38	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	street frontage; (c) consolidated access points to Dalton Drive and Maroochy Boulevard.		
PO39	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochyore Principal Regional Activity Centre.	AO39	Development fronting Maroochy Boulevard has a minimum height of 8 metres.

Table 7.2.19.4.3 Maroochyore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Principal centre zone (Precinct MAR LPP-1 – City Core)	
Residential activities	
(a) Caretaker's accommodation	None
(b) Community residence	
(c) Dual occupancy (where forming part of a mixed use development)	
(d) Dwelling unit	
(e) Multiple dwelling	
(f) Residential care facility	
(g) Resort complex	
(h) Retirement facility	
(i) Rooming accommodation	
(j) Short-term accommodation	
Business activities	
(a) Adult store	(a) Garden centre (where exceeding a gross leasable floor area of 450m ²)
(b) Agricultural supplies store	
(c) Bar	
(d) Car wash	
(e) Food and drink outlet	
(f) Function facility	
(g) Funeral parlour	
(h) Garden centre (where not exceeding a gross leasable floor area of 450m ²)	
(i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m ²)	
(j) Health care services	
(k) Home based business (where other than a high impact home based business activity)	
(l) Hotel	
(m) Market	
(n) Nightclub entertainment facility (where located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct)	
(o) Office	
(p) Sales office	
(q) Service station	
(r) Shop	
(s) Shopping centre	
(t) Theatre	
(u) Veterinary services	
Industrial activities	
(a) Service industry	(a) Low impact industry
(b) Medium impact industry (where for a micro-brewery)	
Community activities	
(a) Child care centre	(b) Research and technology industry
(b) Community care centre	
(c) Community use	
(d) Educational establishment	
(e) Emergency services	
(f) Hospital	
(g) Place of worship	
Sports and recreation activities	
(a) Club	
(b) Indoor sport and recreation	

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Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre)	
(d) Park	
Other activities	
(a) Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)	
(b) Parking station	
(c) Telecommunications facility (where other than a freestanding tower)	
(d) Utility installation (where a local utility)	
Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)	
Residential activities	
(a) Caretaker's accommodation	None
(b) Community residence	
(c) Dual occupancy (where forming part of a mixed use development)	
(d) Dwelling unit	
(e) Multiple dwelling	
(f) Residential care facility	
(g) Resort complex	
(h) Retirement facility	
(i) Rooming accommodation	
(j) Short-term accommodation	
Business activities	
(a) Adult store	(a) Garden centre (where exceeding a gross leasable floor area of 450m ²)
(b) Agricultural supplies store	(b) Hardware and trade supplies (where exceeding a gross leasable floor area of 450m ²)
(c) Bar	(c) Showroom (where each individual tenancy exceeds a gross leasable floor area of 3,000m ²)
(d) Car wash	(d) Tourist attraction
(e) Food and drink outlet	
(f) Function facility	
(g) Funeral parlour	
(h) Garden centre (where not exceeding a gross leasable floor area of 450m ²)	
(i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m ²)	
(j) Health care services	
(k) Home based business (where other than a high impact home based business activity)	
(l) Hotel	
(m) Market	
(n) Office	
(o) Sales office	
(p) Service station	
(q) Shop (if not involving a department store)	
(r) Shopping centre (if not involving a department store)	
(s) Showroom (where each individual tenancy does not exceed a gross leasable floor area of 3,000m ²)	
(t) Theatre	
(u) Veterinary services	
Industrial activities	
(a) Medium impact industry (where for a micro-brewery)	(a) Low impact industry
(a)(b) Service industry	(b) Research and technology industry
Community activities	
(a) Child care centre	None
(b) Community care centre	
(c) Community use	
(d) Educational establishment	
(e) Emergency services	
(f) Hospital	
(g) Place of worship	
Sport and recreation activities	
(a) Club	None
(b) Indoor sport and recreation	
(c) Park	
Other activities	
(a) Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)	None

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7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolaba/Alexandra Headland local plan area as shown on Map ZM34 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolaba/Alexandra Headland local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.20.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)**.

7.2.20.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mooloolaba/Alexandra Headland local plan code.

The Mooloolaba/Alexandra Headland local plan area is located centrally in the eastern part of the Sunshine Coast to the south of Maroochydore and includes the coastal area from Alexandra Headland to Mooloolaba extending west to the Sunshine Motorway. The local plan area takes in a diverse range of land uses including tourist accommodation and associated services and events, business centres, marine industries, a variety of residential areas, as well as a range of community and sport and recreation uses. The local plan area has a land area of approximately 536 hectares.

The Mooloolaba/Alexandra Headland local plan area is a renowned and popular tourist destination and is characterised by its frontage to a spectacular natural coastline, which includes Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit and the Mooloolah River. Extensive foreshore parklands include surf lifesaving clubs, playgrounds, barbeque facilities, tourist parks and the Coastal Path. Impressive water views are available from foreshore areas and particularly from Alexandra Headland.

Business and commercial uses are concentrated in the Mooloolaba District Centre focussed on Brisbane Road and Walan Street. This area provides a range of retail, business and entertainment venues at the main entry road into Mooloolaba. A range of local businesses extend along the southern part of Brisbane Road, providing local convenience shopping and business activities for the surrounding residential community.

The beachfront areas are characterised by medium rise residential development catering for visitor and permanent accommodation. These uses are supported by small scale boutique shopping, cafes, restaurants and tourist and entertainment facilities located at key nodes along Alexandra Parade and Mooloolaba Esplanade and at Underwater World/Mooloolaba Wharf. Other low to medium rise multiple dwellings are located around the activity centres. Traditional low rise residential areas are located on the slopes to the west of Alexandra Headland and around Mooloolaba Waters.

The Mooloolaba marina, boat ramp and Yacht Club are popular recreational boating facilities within the local plan area. The Mooloolaba State Boat Harbour caters for commercial fishing operations and associated marine industries, including seafood retail and wholesale operations. Community services such as Air Sea Rescue and the Coast Guard also operate in the Mooloolaba State Boat Harbour.

Pedestrian and cycle pathways are located along the foreshore and along major roads. The CoastConnect Priority Public Transport Corridor is intended to travel along Brisbane Road, Walan Street, Mooloolaba Esplanade and Alexandra Parade providing opportunities for transit oriented redevelopment. Alexandra Parade, Brisbane Road and Buderim Avenue provide the major road links into the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

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7.2.20.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
 - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
 - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park, character *vegetation* along the foreshore and views either to or from important landscape features.
 - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
 - (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
 - (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
 - (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street *frontages* and improved public spaces.
 - (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area, and a well-designed and integrated public carpark.
 - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
 - (j) Development in the District centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places, with a lively day time and night time economy. Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

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- (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and entertainment destination, whilst maintaining the operation of the marina and protecting the amenity of surrounding residences. Development provides for Hancock Street to be enhanced with streetscaping, landscaping and public art to create an improved entrance from River Esplanade into the *site*, and includes an accessible, safe and integrated public parking facility.
- (l) Redevelopment of Key Site 2 (Underwater World/Mooloolaba Wharf) provides for a pedestrian friendly, activated village square or plaza which links to the Mooloolaba Town Park and provides improved pedestrian and visual connections through to the Mooloolah River.
- (m) Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) provides for an integrated, high quality *mixed use development* which incorporates facilities capable of attracting and accommodating a five-star international standard accommodation hotel and reinforces the role of Mooloolaba as a premier tourist destination and visitor accommodation area. Development provides for exemplar architecture, streetscape and landscape design, through a sub-tropical design response that recognises the beachfront and landmark nature of the *site*.
- (n) Development in the Local centre zone along Brisbane Road functions as a local (not full service) activity centre servicing the local convenience needs of nearby residents and visitors. Development in this area supports the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local area and contributes to the establishment of a vibrant centre and entry boulevard to Mooloolaba.
- (o) Development in the Low density residential zone maintains the traditional beachside residential character of these parts of local plan area.
- (p) Development in the Medium density residential zone in Alexandra Headland respects the existing topography and contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (q) Development in the Waterfront and marine industry zone provides for the continued operation of Mooloolaba State Boat Harbour and associated industries and small-scale complementary business uses, to support the ongoing viability of the commercial fishing operations at Mooloolaba.
- (r) The existing *tourist park* sites located on Mooloolaba Esplanade and Parkyn Parade are maintained or redeveloped as *tourist parks* to provide short term, affordable visitor accommodation to complement Mooloolaba's role as a tourism focus area.
- (s) The State government uses at Mooloolaba Spit are rationalised and provide for low key government functions which are dependent on water access, with a limited number of small scale business uses which contribute to the activation of the area and the attractiveness and safety of Mooloolaba Spit as well as improved access to adjoining parkland.
- (t) Development in the Sport and recreation zone at the Yacht Club and boat ramp contributes to tourism opportunities in Mooloolaba by providing for enhanced recreational boating opportunities and associated business uses and improving public access between Parkyn Parade and the Mooloolah River.
- (u) Development provides strong pedestrian and visual links to the coastal foreshore and Mooloolah River including through block pedestrian connections, and facilitates safe and convenient pedestrian and cycle connections to and between other key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River north along the full length of the local plan area.
- (v) Development adjacent to the CoastConnect Priority Public Transport Corridor is for transit oriented development which is fully integrated with the corridor, in particular through the protection and provision of land required for major *infrastructure* in the corridor and the provision of works to minimise vehicle access points to roads in the corridor.

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- (w) Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba, provides for a future road link between Muraban Street and Naroo Court to improve local connectivity.

7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Mooloolaba/Alexandra Headland Local Plan Area		Development in the Mooloolaba/Alexandra Headland Local Plan Area Generally (All Zones)	
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Mooloolaba and Alexandra Headland in terms of form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the beachside character of, Mooloolaba and Alexandra Headland, including boulevard treatments along Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade.	AO2.1	Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides landscaping, public art and public space improvements; (b) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, Mooloolaba and Alexandra Headland, and emphasise corner locations; and (c) incorporates design elements such as varied roof forms, changes in materials, and variations of projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.

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Performance Outcomes		Acceptable Outcomes	
			Note—streetscape materials and palettes can be referenced from the Council's Infrastructure and Guideline Standards for each centre as required.
PO3	Development provides for the retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland.	AO3	Development on sites fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views to and from important landmark sites and landscape features including Alexandra Headland Beach, Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit, Point Cartwright, the Pacific Ocean and elevated parts of the local plan area including where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
PO4	Development protects and enhances the major open space links and scenic qualities offered by the foreshore park and reserve system, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park and the character <i>vegetation</i> along the foreshore area.	AO4.1	Development protects and enhances the greenspace links identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
		AO4.2	Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River. Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development is fully integrated with the CoastConnect Priority Public Transport Corridor, including through the protection and provision of the land required for the major <i>infrastructure</i> corridor that is located on the premises and the provision of works to minimise vehicular access points to roads in the corridor.	AO5.1	Development on sites identified on Figure 7.2.20B (Brisbane Road upgrade) as subject to road widening provides for:- (a) development to be sufficiently set back to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast; and (b) land to be provided as required to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast.
		AO5.2	Development provides for integrated vehicular access which minimises the number of access points to Brisbane Road, Mooloolaba Esplanade, Alexandra Parade, Hancock Street, Walan Street and Venning Street in the CoastConnect Priority Public Transport Corridor.
PO6	Development improves pedestrian accessibility by providing through block linkages as shown on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO6	No acceptable outcome provided.
Development in the District Centre Zone Generally			

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Performance Outcomes		Acceptable Outcomes	
PO7	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical coastal built form and <i>streetscape</i> ; (b) provides for any new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (c) creates vibrant and active streets and public spaces; (d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and; (e) provides integrated and functional parking and access arrangements that do not dominate the street.	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) ; (b) provides for any residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and (h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.
PO8	Development in the District centre zone provides functional and integrated car parking and vehicular access, which rationalises the number of access points to Brisbane Road.	AO8	Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.
Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)			
PO9	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the <i>site</i> ; (c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and (d) effectively integrates with visitor mixed use areas along	AO9	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	Mooloolaba Esplanade and surrounding centre activities.		
PO10	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) provides for well designed, accessible and integrated public car parking to meet the public parking needs.	AO10	No acceptable outcome provided.
PO11	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) , where integrating a multi-storey public car parking facility, may:- (a) increase <i>site cover</i> to a maximum of 90% for that part of the building up to 4 <i>storeys</i> and a maximum of 65% for that part of the building exceeding 4 <i>storeys</i> ; and (b) build to the <i>primary active street frontages</i> for that part of the building up to 4 <i>storeys</i> .	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone Generally			
PO12	Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the Mooloolaba/Alexandra Headland local plan area and support the role of the Mooloolaba Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Tourist accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets; (b) provides a continuous pedestrian friendly facade; (c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; and (d) provides functional and integrated parking and <i>access</i> arrangements that do not dominate the street.	AO13.1	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a site having a <i>primary active street frontage</i> where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) is built to the front boundary; (b) provides a fine scale built form; (c) has building openings overlooking the street; (d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; and (g) includes provision of landscaping,

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Performance Outcomes		Acceptable Outcomes	
		AO13.2	shaded seating and consistent and simple paving materials on footpaths. Development in the Tourist accommodation zone:- (a) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (b) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (c) provides for vehicular access to be rationalised and minimises access across active street frontages.
Development in the Tourist Accommodation Zone (Key Site 3 – Club Eatery)			
PO14	Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> ; and (b) provides for exemplar architecture, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the beachfront and landmark nature of the <i>site</i> . Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response. Editor's note—a peer review will be required to demonstrate best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.	AO14	No acceptable outcome provided.
PO15	Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) where incorporating a five-star international standard accommodation hotel component may provide for:- (a) a maximum <i>building height</i> to RL 50m AHD, as identified in Specific Site Note 1 on the applicable Height of Buildings and Structures Overlay Map ; and (b) a maximum <i>site cover</i> of 90%	AO15	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>for that part of the building up to 2 storeys and a maximum site cover of 65% for that part of the building exceeding 2 storeys, provided the development includes a minimum building setback of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation setback for the south east corner of the site) for the part of the building exceeding 2 storeys.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> • exemplar architecture and landscape design (refer PO14); • over-sized guest rooms; • expansive lobby; • multiple restaurants; • conference facilities; • wide passageways; • high ceiling heights; • dedicated service lift; • housekeeping and linen store on every floor; • covered porte cochere capable of bus set down; and • publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool). <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining site cover for this performance outcome, site cover shall be determined based upon the floor plane of each level and not the aggregate of all levels, when viewed in plan view.</p>		
Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)			
PO16	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on Local Plan Map LPM34 provides for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere.	AO16	No acceptable outcome provided.
Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO167	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A	AO167	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>(Mooloolaba/Alexandra Headland local plan elements):-</p> <ul style="list-style-type: none"> (a) provides for the site to be redeveloped as a high quality, integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site; (c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade; (d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade; (e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first storey levels; (f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade; (g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River; (h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and (i) protects bank stability, water quality and hydrological processes within the Mooloolah River. 		
<p>PO178</p>	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <ul style="list-style-type: none"> (a) improves vehicular accessibility 	<p>AO178.1</p>	<p>Development provides for vehicular site access which provides for:-</p> <ul style="list-style-type: none"> (a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);

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	into and through the site with primary access provided for from a road other than Parkyn Parade; (b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and (c) provides for well designed, accessible and integrated public car parking.	AO178.2 AO178.3	(b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry boulevard; (c) improved secondary access from Parkyn Parade; and (d) improved facilities for tourist buses. Development provides improved pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) . Development provides a well designed and integrated public carpark to service the development and meet public parking needs.
Development in the Local Centre Zone (Brisbane Road)			
PO189	Development in the Local centre zone:- (a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and (b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area.	AO189	No acceptable outcome provided.
PO1920	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access that does not dominate the street.	AO1920	Development in the Local centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) ; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reduces the dominance of signage elements, particularly along Brisbane Road; (d) has building openings overlooking the street; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides on-site car parking in basements or at the rear or one

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			side of the development, integrated with other vehicle movement areas.
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO201	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future road, pedestrian and cycle link between Muraban Street and Naroo Court as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to improve local connectivity.	AO201	No acceptable outcome provided.
Development in the High Density Residential Zone in Precinct MAH LPP-13 (Mooloolaba Heart Street Activation)			
PO212	Development in Precinct MAH LPP-13 (Mooloolaba Heart Street Activation) identified on Local Plan Map LPM34 provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which:- (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO212	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO223	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	AO223	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO234	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of this <i>frontage</i> ;	AO234	No acceptable outcome provided.

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	(e) provides required car parking on site; (f) contributes to streetscape improvements along Parkyn Parade; and (g) protects bank stability, water quality and hydrological processes within the Mooloolah River.		
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO245	Development in the Sport and recreation zone at The Yacht Club and boat ramp:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated ancillary uses; (b) improves public access between Parkyn Parade and the Mooloolah River; (c) provides required car-parking on site; (d) contributes to streetscape improvements along Parkyn Parade; and (e) protects bank stability, water quality and hydrological processes within the Mooloolah River.	AO245	No acceptable outcome provided.
Development in the Community Facilities Zone			
PO256	Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i> .	AO256	No acceptable outcome provided.
PO267	Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on Local Plan Map LPM34 provides for:- (a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions; (b) building design which addresses the street and adjoining parkland; (c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and (d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.	AO267	No acceptable outcome provided.

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7.2.22 Nambour local plan code

7.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Nambour local plan area as shown on Map ZM18 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Nambour local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.22.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.22A (Nambour local plan elements)**.

7.2.22.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Nambour local plan code.

The Nambour local plan area is located in the central hinterland of the Sunshine Coast on the North Coast Rail Line and west of the Bruce Highway. The local plan area takes in the town centre and surrounding urban areas of Nambour, which is the largest rural town on the Sunshine Coast. The local plan area has a land area of approximately 1,990 hectares.

The local plan area has a picturesque setting, framed by surrounding hills and hillside vegetation. The local plan area itself is characterised by variable topography with steeper slopes around the margins of the area and undulating land in the central parts. Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek are the main waterways that traverse the local plan area, with central parts of the local plan area, including the fringes of the town centre, being subject to periodic flooding.

Areas of significant riparian vegetation, open space and natural bushland are contained within the local plan area, with Petrie Creek and tributaries providing an important ecological and open space spine. Bushland parks such as Koala Park and Cilento Bushland Conservation Reserve contain high quality remnant vegetation and contribute to the visually attractive setting of Nambour. Nambour also enjoys significant vistas to the Blackall Range in the west and east along the Petrie Creek floodplain to the coast.

Nambour serves an important role as a major regional activity centre providing higher order retail, employment and service needs of its resident population and surrounding hinterland areas, including the nearby rural towns of Woombye, Palmwoods, Montville, Mapleton and Yandina.

These services are mainly provided by the traditional town centre of Nambour focused around Currie Street and Howard Street. A number of smaller local business centres provide for the convenience needs of residential neighbourhoods within the local plan area.

The local plan area also accommodates industrial uses and development, including established industrial estates located in and around Windsor Road, Daniel Street and Rigby Street. The north-eastern corner of the local plan area, focused around the Bruce Highway/Bli Bli Road interchange, includes large extractive industry operations as well as major municipal uses including a regional waste management facility and wastewater treatment plant.

A range of State and Commonwealth Government services are provided in the town and Nambour is also the centre of local government administration for the Sunshine Coast Council. Nambour is also the main regional hub for health and medical services on the Sunshine Coast accommodating two major hospitals, being Nambour General Hospital and the Nambour Selangor Private Hospital. The local plan area contains a range of educational facilities, including a number of primary and secondary schools as well as the Sunshine Coast Institute of TAFE, which is one of the key centres for learning in the region.

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A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies that provide a valuable community focus for the surrounding hinterland and the wider Sunshine Coast.

Nambour provides a mix of residential types to meet community needs, including several retirement communities. However, housing remains predominantly detached in character. Significant consolidation and redevelopment opportunities are available in the local plan area, particularly within walking distance to the town centre and railway station. The older residential parts of the local plan area contain pockets of character housing in the traditional Queensland style. Consolidation is intended to be undertaken in a manner which is sympathetic to the established character of these areas, including the retention of existing character buildings within the development design.

The main north-south road access through the local plan area is via Nambour Connection Road. Bli Bli Road and Petrie Creek Road provide the main road connections between the local plan area and the coastal urban area to the east. Nambour-Mapleton Road provides the main road connection between the local plan area and rural towns and communities to the west. The Bruce Highway passes through the north-eastern corner of the local plan area.

Nambour provides a key transit hub connecting the passenger rail system from Brisbane to the Sunshine Coast's public transport (bus) network. The proposed realignment and duplication of the North Coast Rail Line north to Nambour will further enhance opportunities for transit oriented development in and around the town centre.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.22.3 Purpose and overall outcomes

- (1) The purpose of the Nambour local plan code is to provide locally relevant planning provisions for the assessment of development within the Nambour local plan area.
- (2) The purpose of the Nambour local plan code will be achieved through the following overall outcomes:-
 - (a) Nambour is progressively developed as a major regional activity centre, providing a broad range of higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
 - (b) Significant urban consolidation and redevelopment opportunities are provided for within Nambour, with a focus on transit oriented development in and around the town centre and railway station.
 - (c) Urban development within the Nambour local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Nambour, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Nambour as the dominant major regional activity centre for the central Sunshine Coast hinterland are provided to service the needs of Nambour and surrounding areas including Woombye, Palmwoods, Montville, Mapleton and Yandina.
 - (e) ~~Development in the Major centre zone provides for mixed use premises incorporating residential uses above the ground storey so as to provide greater vitality and causal surveillance within the town centre and achieve residential densities that support centre functions and public transport.~~ Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
 - (f) Development in the Major centre zone provides for mixed use premises which support a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.

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(g) Development in Precincts NAM LPP-1 (Nambour ~~Hospitality Area~~ Special Entertainment Precinct) and NAM LPP-2 (Former Mill Site and ~~Hospitality Area~~) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live or amplified music which creates a vibrant atmosphere. New and redeveloped residential uses and entertainment venues within, and in close proximity to, the precinct are designed and operated to achieve specified noise criteria and attenuation requirements.

Note—noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in Section 9.4.3 (Nuisance code).

(f)(h) Development in Precinct NAM LPP-2 (Former Mill Site ~~and Hospitality Area~~) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.

(g)(i) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.

(h)(j) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.

(i)(k) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.

(j)(l) Development within the local plan area protects and retains the established character areas of Nambour and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.

(k)(m) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.

(l)(n) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.

(m)(o) Development in the Medium density residential zone provides for a mix of housing types and densities 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 relative to its surrounds.

(n)(p) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.

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- (q)(g) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flooding, steep slopes and *ecologically important areas*.
- (p)(r) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitate safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (q)(s) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line.

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) .
		AO2.3	Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—In some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former	AO3	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.		
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the contemporary rural town character of, and sense of entry and arrival to, Nambour.	AO4.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.22A (Nambour local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and contemporary rural town character of, Nambour, and emphasise corner locations.
		AO4.2	Development adjacent to the gateway/entry point on Nambour Connection Road at Panorama Drive, identified on Figure 7.2.22A (Nambour local plan elements) provides for the retention and enhancement of significant views and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.
		AO4.3	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO5	Development on land with frontage to Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.22A (Nambour local plan elements) , facilitates the provision of the local ecological linkage.	AO5	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO6	Development protects prominent hillsides, ridgelines and escarpments in the local plan area through sensitive and innovative lot layouts and building siting and design.	AO6	No acceptable outcome provided.
PO7	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including, but not limited to, those connections identified conceptually on Figure 7.2.22A (Nambour local plan elements) .	AO7	No acceptable outcome provided.
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North	AO8	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
Coast Rail Line.			
Development in the Major Centre Zone Generally			
PO9	Development in the Major centre zone provides large scale and mixed uses that:- (a) support Nambour's role and function as the dominant major regional activity centre for the central Sunshine Coast hinterland, subservient only to the Maroochydore Principal Regional Activity Centre; and (b) provide a wide range of higher order goods and services to Nambour's resident population and surrounding areas, including Woombye, Palmwoods, Montville, Mapleton and Yandina.	AO9	No acceptable outcome provided.
PO10	Development in the Major centre zone:- (a) is sympathetic to and reinforces the rural character and heritage values of Nambour; (b) provides a walkable town centre which includes a permeable street network, wide tree lined footpaths and continuous weather protection for pedestrians along active or semi-active streetfront areas; (c) creates vibrant and active streets and public spaces; (d) maximises the physical and visual accessibility to Nambour's transit hub; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO10	Development in the Major centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.22A (Nambour local plan elements) ; (c) provides for adaptive reuse, with limited modification, of heritage places or <i>character buildings</i> that is sympathetic to the inherent character of the building and the Nambour town centre context; (d) provides for vertical and horizontal building elements created through the visible expression of building design elements such as columns, doors and doorways, windows, awnings, screens, shade structures, low relief decorative elements, parapet details and shadow lines; (e) incorporates variety in <i>storey</i> height, recessed upper levels, single and double <i>storey</i> colonnades and recesses for balconies and verandahs such that long unbroken blank wall planes with repetitive elements and continuous roof lines are avoided; (f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:- (i) vertical building proportions that divide the building elevation into three (3) or more major vertical parts for every 20 metres of street <i>frontage</i> as identified on Figure 7.2.22B (Typical vertical proportions along part of Currie Street) ; (ii) roof forms designed to diminish the visual impact of large floor plate buildings and large flat roof forms by articulated roof designs (pitched or sloped) with multiple ridge lines and incorporating articulated upper facades as identified on Figure 7.2.22C

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			(Articulated and 'fine grain' skyline); and (iii) understated colour schemes and low-reflective roofing and cladding materials; (g) ensures that signage is integrated with the building; (h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (i) provides all weather protection along active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> ; (j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on Figure 7.2.22A (Nambour local plan elements) ; and (k) provides for on-site car parking at the rear or below ground level of the development.
PO11	Development in the Major centre zone facilitates pedestrian movement and connectivity by providing pedestrian through-block links that:- (a) are located to connect key activity nodes, including the Nambour transit hub, and pedestrian crossings of streets; (b) provide a safe alternative to the street-based movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO11	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Hospitality Area Special Entertainment Precinct) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO12	Development in Precinct NAM LPP-1 (Nambour Hospitality Area Special Entertainment Precinct) and NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere. <u>Note—Section 9.4.3 (Nuisance code) contains noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area.</u>	AO12	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO13	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a proportional share of the	AO13	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket</i> or <i>discount department store</i> , with a <i>gross leasable floor area</i> not exceeding 4,000m ² .		
PO14	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for any large floor plate retail use to be located to the north of the Bury Street extension and on the western side of the Mill Lane extension identified on Figure 7.2.22A (Nambour local plan elements) .	AO14	No acceptable outcome provided.
PO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area):- (a) provides for the establishment of an outwardly focused, active main street format; and (b) visually and physically integrates with the established town centre of Nambour and the State heritage-listed Mill Houses.	AO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) is provided in a main street configuration and ensures that:- (a) any large floor plate retail use is separated from the street by sleeving; (b) sleeving comprises active retail business uses or catering business uses located at ground level with residential uses and commercial business uses located on upper building levels; (c) sleeving extends to the Bury Street and Mill Street boundaries and is provided adjacent to the Mill House Courtyard; (d) a civic space (mini plaza) is provided opposite the Mill House Courtyard; (e) site interpretative features, such as public artwork, are provided; and (f) service lanes and loading bays are appropriately screened and are located adjacent to the rail line corridor in areas of least visibility.
PO16	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides a functional and permeable street network that:- (a) is integrated with the street network in the Nambour Town Centre; (b) is in the configuration identified on Figure 7.2.22A (Nambour local plan elements) ; and (c) incorporates the following road network and intersection improvements:- (i) the widening and extension of Mill Lane to connect to Mill Street adjacent to the Mill Houses; (ii) the extension of Bury Street into the Former Mill Site; (iii) the extension of Mitchell Street into the Former Mill Site; (iv) intersections upgraded at Mill Street/Mill Lane and Mitchell Street/Mill Lane; and (v) a new intersection located at the Bury Street and new Mill Lane extension.	AO16	No acceptable outcome provided.
PO17	Development in Precinct NAM LPP-2	AO17	Development in Precinct NAM LPP-2

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Performance Outcomes		Acceptable Outcomes	
	(Former Mill Site and Hospitality Area) ensures that the State heritage listed Mill Houses:- (a) are sensitively reused for a range of business, community and cultural activities; and (b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site.		(Former Mill Site and Hospitality Area) provides for the establishment of a 'Mill Houses Courtyard' that:- (a) is in the location identified on Figure 7.2.22A (Nambour local plan elements) ; (b) is designed and constructed in accordance with a detailed master plan; and (c) provides for the following:- (i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values; (ii) soft and hard landscaped surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses; (iii) retention of mature <i>vegetation</i> ; (iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures; (v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre; (vi) public art works and signage elements that celebrate the Mill Houses' heritage values; (vii) public accessibility at all times; (viii) clear sight lines and visibility corridors to the Mill Houses; and (ix) compliance with disability access and CPTED principles and standards.
PO18	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) on or adjacent to the 'Mill House Courtyard':- (a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and (b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function.	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:- (a) <i>mixed use development</i> that incorporates medium to high density residential uses; (b) a range of commercial and entertainment/catering business uses; (c) retail business uses at a scale and intensity less than in other parts of the Major centre zone; (d) <i>showrooms</i> ; and (e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on	AO19	No acceptable outcome provided.

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Part 7 (Local plans)

Performance Outcomes		Acceptable Outcomes	
	surrounding uses.		
PO20	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.2 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.2 is an inconsistent use and is not intended to occur in the Major centre zone in Precinct NAM LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the Major centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone).</p>	AO20	No acceptable outcome provided.
PO21	<p>Development in that part of Precinct NAM LPP-3 (Town Centre Frame) centred on Price Street:-</p> <p>(a) maximises the physical and visual accessibility to the transit hub and town centre core retail area; and</p> <p>(b) does not inhibit, prevent or delay the provision and delivery of the North Coast Rail Line corridor upgrade and transit hub.</p>	AO21	No acceptable outcome provided.
Development in the Local Centre Zone in Precinct NAM LPP-4 (Nambour Health Hub)			
PO22	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Precinct Map LPM18:-</p> <p>(a) contributes to the creation of a cluster of health-related business uses which complement the nearby <i>hospital</i> uses;</p> <p>(b) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; and</p> <p>(c) has an intensity and scale which does not detract from the role and function of the Nambour Town Centre as the key focus for <i>office</i> and retail activities.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in</p>	AO23	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	<p>Column 1 of Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.3 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.3 is an inconsistent use and is not intended to occur in the Local centre zone in Precinct NAM LPP-4.</p> <p>Note—consistent and potentially consistent uses for other areas within the Local centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).</p>		
PO24	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub):-</p> <p>(a) is sympathetic to the traditional built form and <i>streetscape</i> character of residential development and identified character areas in the locality;</p> <p>(b) provides an attractive streetfront address;</p> <p>(c) provides a high level of accessibility and permeability for pedestrians; and</p> <p>(d) provides an integrated approach to the provision of on-site car parking and the management of car parking demand in a manner which does not dominate the street.</p>	<p>AO24.1</p> <p>AO24.2</p> <p>AO24.3</p> <p>AO24.4</p> <p>AO24.5</p>	<p>Development provides for the retention and adaptive re-use of existing residential buildings, with limited external modification.</p> <p>OR</p> <p>New buildings are sited and designed to be of an appearance and scale that is sympathetic to existing residential development in the locality.</p> <p>Development provides for business uses to address the street with attractive buildings and landscaping established along <i>frontages</i> to Blackall Terrace, Nambour-Mapleton Road, and Hospital Road.</p> <p>Development provides for safe, efficient and legible pedestrian access to the hospitals and associated medical and related uses in the locality.</p> <p>Development provides for on-site car parking areas to be located behind, under or at one side of buildings such that parking areas do not dominate the street or interfere with the continuity of the <i>streetscape</i>.</p> <p>Development is undertaken in accordance with a car parking and public transport management plan which identifies how the operational needs of the development are to be met through a combination of travel modes such that there is a reduction in demand for on-site car parking.</p>

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Performance Outcomes		Acceptable Outcomes	
		AO24.6	Where located in a character area identified on a Heritage and character areas overlay map, development provides for shared access driveways between sites where there is restricted access within one site to gain rear access.
Development in the Medium Density Residential Zone			
PO25	Development in the Medium density residential zone:- (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is sympathetic to and respects the character of established residential areas and identified character areas; (c) is of a domestic scale that does not dominate the streetscape and is compatible with surrounding development; (d) provides for building form that reflects the traditional Queensland style; (e) contributes positively to local streetscape character; (f) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (g) provides for on-site car parking to be located and designed such that it does not dominate the streetscape; and (h) avoids constrained land.	AO25	Development in the Medium density residential zone:- (a) provides buildings which have the appearance of one or more individual buildings on the site with each building being of a dwelling house scale; (b) where located within an identified character area identified on a Heritage and character areas overlay map:- (i) provides for the retention and adaptive re-use of existing residential buildings, with limited external modification; (ii) provides for shared access driveways between sites where there is restricted access within one site to gain rear access; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the streetscape; and (g) avoids land subject to constraints.
Development in the Low Density Residential Zone			
PO26	Reconfiguring a lot within the Low density residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) is compatible with the predominant landscape character of its location and setting; and (c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land.	AO26	Reconfiguring a lot in the Low density residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) avoids or minimises vegetation clearing; (c) provides street trees and landscaping which complements nearby bushland, contributing to the re-forestation of the hillsides and riparian corridors and softening the visual impact of urban development; and (d) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.22A (Nambour local plan elements).
Development in the Emerging Community Zone			
PO27	Development in the Emerging community zone contributes to the creation of high quality, attractive,	AO27	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	environmentally responsible and sustainable residential neighbourhoods which:- (a) are designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) are integrated with and connect to established residential development to the north and the east; (c) have legible and permeable local street systems and movement networks; (d) provide for the coordinated provision of <i>infrastructure</i> ; and (e) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i> .		
PO28	Development in the Emerging community zone provides for the establishment of a mix of land uses and housing types at a scale and intensity and in a configuration that is sympathetic to the character and amenity of established residential neighbourhoods.	AO28	No acceptable outcome provided.

Table 7.2.22.4.2 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct NAM LPP-3 – Town Centre Frame)	
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation	None
Business activities	
(a) Adult store (where not located in an adult store sensitive use area) (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (where not incorporating a drive-through facility) (f) Funeral parlour (g) Garden centre (where not exceeding a gross leasable floor area of 300m ²) (h) Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m ²) (i) Health care services (j) Home based business (where other than a high impact home based business activity) (k) Office (l) Sales office (m) Service station (n) Shop (where occupying not more than 200m ² of gross leasable floor area) (o) Showroom (p) Veterinary services	(a) Garden centre (where exceeding a gross leasable floor area of 300m ²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 300m ²)

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Column 1 Consistent uses	Column 2 Potentially consistent uses
Industrial activities	
(a) <i>Service industry</i> (b) <i>Low impact industry (where occupying not more than 200m² of gross leasable floor area)</i> (b)(c) <i>Medium impact industry (where for a micro-brewery)</i>	<i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility (where other than a freestanding tower)</i> (c) <i>Utility installation (where a local utility)</i>	None

Table 7.2.22.4.3 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Local Centre Zone (Precinct NAM LPP-4 – Nambour Health Hub)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Retirement facility</i> (b) <i>Residential care facility</i>
Business activities	
(a) <i>Food and drink outlet (other than where incorporating a drive-through facility or where for a high volume convenience restaurant)</i> (b) <i>Funeral parlour</i> (c) <i>Health care services</i> (d) <i>Home based business (other than where involving a high impact home based business activity)</i> (e) <i>Office</i> (f) <i>Sales office</i> (g) <i>Shop (where having a gross leasable floor area not exceeding 200m²)</i> (h) <i>Shopping centre (where having a total gross leasable floor area not exceeding 1000m² and any individual shop tenancy does not exceed a gross leasable floor area of 200m²)</i>	<i>Theatre (other than a multiplex cinema)</i>
Industrial activities	
<i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation (where a local utility)</i>	None

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Part 9 (Development codes)

9.4.3 Nuisance code¹

9.4.3.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Nuisance code by the tables of assessment in Part 5 (Tables of assessment).

~~(4)(2)~~ All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-

- (a) nuisance emissions from development adversely impacting on surrounding *sensitive land uses*; and
- (b) the exposure of proposed *sensitive land uses* to nuisance emissions from surrounding development.

(2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-

- (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
 - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding *sensitive land uses*; and
 - (ii) ensuring that proposed *sensitive land uses* are not subject to unacceptable nuisance emissions generated from surrounding development, having regard to the location and context of the proposed development; ~~and~~
- ~~(b)~~ development, including development or redevelopment of residential activities and entertainment venues, within and in close proximity to a designated special entertainment precinct, provides appropriate noise attenuation and mitigation to reduce potential impacts from live music and amplified sound³; and
- ~~(b)(c)~~ environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, glare, dust and particulates.

9.4.3.3 Performance outcomes and acceptable outcomes

Table 9.4.3.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Acoustic Amenity and Noise⁴</i>			
PO1	Development, other than development involving live entertainment or amplified sound— music in a <u>hospitality area designated special entertainment precinct</u> or as part of a temporary event, is located, designed, constructed and operated to ensure that noise emissions do not adversely	AO1	Development does not involve activities that would cause noise related environmental harm or nuisance. OR Development ensures noise does not emanate from the site through site layout.

¹ Editor's note—the Planning scheme policy for nuisance code provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

² Note—Where applicable, special entertainment precincts and associated primary and secondary buffer areas are identified on the relevant local plan precinct maps in Schedule 2 (Mapping): Local Plan Map LPM18 (Nambour Local Plan Precincts) and Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Precincts).

³ Editor's note—the Guideline for development in a special entertainment precinct and buffer area provides guidance for achieving certain outcomes of this code.

⁴ Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO1 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development.

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Performance Outcomes		Acceptable Outcomes	
	<p><u>unreasonably</u> impact on surrounding <u>sensitive land uses having regard to the location and setting of the development.</u></p> <p>Note—this performance outcome applies even if noise emissions are generated by <u>sensitive land uses</u>, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.</p>	<p>AO1</p> <p><u>design, construction, and operation. Development, other than development in a designated special entertainment precinct, involving live entertainment or amplified music is designed and constructed to achieve an amplified music noise level external to existing or approved affected residences of:-</u></p> <p><u>(a) LA10 not greater than 5dB(A) above the background noise levels LA90 from 6am to 10pm; and</u></p> <p><u>(b) LOCT10 not greater than 8 dB above the octave band background noise levels LOCT90 from 10pm to 6am.</u></p> <p><u>Note: Acceptable outcome AO12 is provided as a guide only. A higher or lower noise level may be appropriate depending on the location, setting and context of the proposed development.</u></p> <p>AO2</p> <p><u>For development not involving live entertainment or amplified music, no acceptable outcome provided.</u></p>	
PO2	<p>Development that is a <u>sensitive land use, other than development in the residential activity group located in a designated special entertainment precinct and associated primary or secondary buffer area or a prescribed mixed use area</u>, is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development, <u>including potential future development anticipated by the zone or precinct,</u> to adversely affect the <u>sensitive land use.</u></p> <p>Editor's note—this performance outcome relates to a 'reverse amenity' situation where a proposed <u>sensitive land use</u> may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed <u>sensitive land use</u> to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</p>	<p>AO2</p> <p>The <u>sensitive land use</u> is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area.</p> <p>OR</p> <p>Where located in an area where adverse noise impacts are likely, the <u>sensitive land use</u> mitigates all potential impacts through site layout, design, construction, and operation.</p>	
Requirements for development in a prescribed mixed use area involving a material change of use for a use in the residential activity group			
PO3	<p><u>Development for a use in the residential activity group in a prescribed mixed use area:-</u></p> <p><u>(a) is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or mixed use development; and</u></p> <p><u>(b) is designed and constructed to achieve a minimum reduction in</u></p>	<p>AO3</p> <p><u>No acceptable outcome provided.</u></p>	

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Performance Outcomes		Acceptable Outcomes	
	<p>sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</p> <p>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</p> <ul style="list-style-type: none"> transport noise corridors under the Queensland Development Code; airport noise under Australian Standard AS2021; or a designated special entertainment precinct or buffer area under this code; the highest applicable attenuation requirements apply. 		
PO3	<p>Development involving live entertainment or amplified sound in a hospitality area, or as part of a temporary event, provides a satisfactory level of acoustic amenity for surrounding sensitive land uses, having regard to the location and setting of the development and the frequency of the event.</p>	AO3	No acceptable outcome provided.
<p>Special Entertainment Precincts</p> <p>Requirements for development in a designated special entertainment precinct involving a material change of use for an entertainment/catering business use</p>			
PO4	<p>Development involving live entertainment or amplified music is designed and constructed to achieve an amplified music noise level at 1 metre external to any point of the premises of not greater than:-</p> <p>(a) LCeq,T 88dB for approved activities before 11.30pm; and</p> <p>(b) LCeq,T 65dB and LLeq,T 55dB in any one-third octave band between and including 31.5Hz and 125Hz for approved activities after 11.30pm.</p> <p>Note—Operating noise levels for uses involving live entertainment or amplified music within a special entertainment precinct will be determined by the Amplified Music Venue Permit in accordance with the <insert local law name>.</p>	AO4	Development does not involve amplified music that is audible external to the premises.
PO5	<p>Development involving live entertainment or amplified music noise, located in the same building as, or that has a wall within 5m of, a use in the residential activity group ensures the building is designed and constructed to achieve an amplified music noise level of:</p> <p>(a) not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; and</p> <p>(b) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the</p>	AO5	Development located in the same building as, or that has a wall within 5m of, a use in the residential activity group does not involve amplified music that is audible in a bedroom or living room not associated with the development.

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Part 9 (Development codes)

Performance Outcomes		Acceptable Outcomes	
	<p><u>development.</u></p> <p>Note—Operating noise levels for uses involving live entertainment or amplified music within a special entertainment precinct will be determined by the Amplified Music Venue Permit in accordance with the <insert local law name>.</p>		
<p>Requirements for development in a designated special entertainment precinct or primary buffer area involving a material change of use for a use in the residential activity group</p>			
PO6	<p>Development involving a material change of use for a use in the residential activity group in a special entertainment precinct or primary buffer area ensures:</p> <p>(a) bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; and</p> <p>(b) a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and a bedroom or living room, of:</p> <p>(i) LLeq,T 18dB at 63Hz for short-term accommodation where a backpackers; or</p> <p>(ii) LLeq,T 20dB at 63Hz otherwise.</p>	AO6	No acceptable outcome provided.
PO7	<p>Development involving a material change of use for a use in the residential activity group located in the same building as, or that has a wall, within 5m of an existing or approved entertainment/catering business use ensures:</p> <p>(a) bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling; and</p> <p>(b) the building is designed and constructed to achieve an amplified music noise level of:</p> <p>(i) not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;</p> <p>(ii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; and</p> <p>(iii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.</p>	AO7	No acceptable outcome provided.
<p>Requirements for development in a designated special entertainment precinct secondary buffer area</p>			

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Part 9 (Development codes)

Performance Outcomes		Acceptable Outcomes	
<i>involving a material change of use for a use in the residential activity group</i>			
PO8	<p>Development involving a material change of use for a use in the residential activity group in a secondary buffer area ensures:-</p> <p>(a) is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or mixed use development, and</p> <p>(b) is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</p> <p>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</p> <ul style="list-style-type: none"> transport noise corridors under the Queensland Development Code; or airport noise under Australian Standard AS2021, or <p>the highest applicable attenuation requirements apply.</p>	AO8	No acceptable outcome provided.
Odour, Dust and Particulates			
PO94	Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to sensitive land uses (whether existing or proposed uses) in the surroundings of the proposed development.	AO94.1	Development does not involve activities that create odorous air emissions.
		AO94.2	Development does not involve activities that will result in airborne particles or emissions being generated.
			OR
			Development ensures that no airborne particles or emissions cause environmental harm or nuisance through site layout, design, construction and operation.
PO105	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO105	No acceptable outcome provided.
Lighting and Glare			
PO116	Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	AO116.1	Lighting devices are located, designed and installed to:-
			(a) minimise light spillage on surrounding premises;
			(b) preserve an acceptable degree of lighting amenity at surrounding premises;
			(c) provide covers or shading around lights;

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Performance Outcomes		Acceptable Outcomes	
			(d) direct lights downwards; (e) position lights away from possible affected areas; and (f) enable the brightness of lights to be adjusted to low levels.
		AO116.2	Streets, driveways, servicing and car parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.
		AO116.3	Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.

Part 9

Schedule 1 (Definitions)

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 • <u>Amplified music</u> • 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 • 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 • 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 • Natural ground level • 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 • <u>Prescribed mixed use area</u> • Prescribed other development codes • 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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<ul style="list-style-type: none"> Dwelling Ecologically important area Equivalent dwelling Erosion prone area Essential community infrastructure Exempt vegetation clearing Extractive resources Filling or excavation Floodplain 	<ul style="list-style-type: none"> Private open space Probable maximum flood (PMF) Probable maximum storm tide (PMST) 	<ul style="list-style-type: none"> Vegetation Vegetation clearing Water resource catchment area Water supply storage Waterway Wetland
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Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the <i>frontage</i> of that lot.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised, known as potential ASS.
Active transport	Non-motorised forms of transport involving physical activity, such as walking and cycling.
Active use	Any use that by its nature creates activity on adjoining land. The term includes but is not necessarily limited to the following uses as defined in Table SC1.1.2 (Use definitions) :- (a) <i>community use</i> ; (b) <i>food and drink outlet</i> ; (c) <i>hotel</i> ; (d) <i>office</i> (where a bank or real estate agent); (e) <i>shop</i> ; and (f) <i>shopping centre</i> .
Adjoining premises	Premises that share all or part of a measurable common boundary.
Adult store sensitive use area	Means the area from the boundary of land occupied by a <i>child care centre</i> , <i>educational establishment</i> or <i>place of worship</i> (Sensitive Use) which is within the greater of the following:- (a) 200 metres of a Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres of a Sensitive Use measured in a straight line.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement. Note—an <i>advertising device</i> that is not visible from a public place or premises other than premises on which the <i>advertising device</i> is placed is not an <i>advertising device</i> for the purposes of the planning scheme. Note—an <i>advertising device</i> required to be placed on premises by legislation (including subordinate legislation) is not an <i>advertising device</i> for the purposes of the planning scheme.
Affordable living	Housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:- (a) provision of appropriate employment, community <i>infrastructure</i> and open space; (b) provision of high quality public transport and bicycle and pedestrian <i>infrastructure</i> networks; and (c) design for water and energy efficiency.
Amplified music	<u>Means music that is played with the use of electronic amplification equipment, for example electric guitars or loud speakers.</u>

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Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	<p>Note—for the purposes of this definition, amplified music does not include the following:-</p> <ul style="list-style-type: none"> • use of a microphone by a singer; or • use of domestic scale amplification equipment for the purposes of playing background music.
Ancillary	Associated with, but incidental and subordinate to.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage (e.g. 5% AEP).
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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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 <i>waterbody</i>.
Building height	Means:- <ul style="list-style-type: none"> (a) if specified in metres—the vertical distance between the <i>natural 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>natural ground level</i>; or (c) if specified in both metres and <i>storeys</i>, both (a) and (b) apply.
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .

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Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	(b) if the level of the ground on the day mentioned in paragraph (a) is not known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, <i>net developable area</i> is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A <i>distributor-retailer's</i> plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-juvenile koala habitat tree	A <i>koala habitat tree</i> that has a height of more than four (4) metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.
Non-urban zone	Means each of the following zones:- (a) Community facilities zone if located outside the urban growth management boundary; (b) Sport and recreation zone if located outside the urban growth management boundary; (c) Open space zone; (d) Environmental management and conservation zone; (e) Limited development (landscape residential) zone; (f) Rural zone; (g) Rural residential zone; and (h) Tourism zone if located outside the urban growth management boundary.
Not-for-profit organisation	A bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office as a charitable/non-profit organisation or with the Office of Fair Trading under either the <i>Associations Incorporation Act 1981</i> or <i>Collections Act 1966</i> .
Obstacle limitation surface (OLS)	The surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The OLS consists of an outer surface, a take-off/approach surface and a transitional surface.
Other activity group	The uses identified in Figure SC1.1.2G (Other activity group) as forming part of the <i>other activity group</i> .
Operational airspace	The areas and vertical dimensions of the OLS of the Sunshine Coast Airport and Caloundra Aerodrome.
Outermost projection	The <i>outermost projection</i> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of <i>gross floor area</i> to the area of the <i>site</i> .
Prescribed mixed use area	Means each of the following zones, local plan areas and precincts:- (a) <u>Principal centre zone, where within Maroochydore/Kuluin local plan area, Precinct MAR LPP-1 (City core);</u> (b) <u>Major centre zone, where within:-</u> (i) <u>Caloundra local plan area, Precinct CAL LPP-1 (Bulcock Street);</u> (ii) <u>Nambour local plan area, other than Precinct NAM LPP-3 (Town centre frame);</u> (iii) <u>Sippy Downs local plan area, Sub-precinct SID LPSP-1a (Sippy Downs town centre core);</u> (c) <u>District centre zone, where within the Mooloolaba/Alexandra Headland local plan area; and</u> (d) <u>Tourist accommodation zone, where within:-</u>

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Schedule 1 (Definitions)

Column 1 Term	Column 2 Definition
	<p>(i) <u>Caloundra local plan area (Caloundra and Kings Beach only)</u>;</p> <p>(ii) <u>Coolool local plan area</u>;</p> <p>(iii) <u>Maroochydore/Kuluin local plan area</u>; and</p> <p>(iv) <u>Mooloolaba/Alexandra Headland local plan area</u>.</p>
Prescribed other development codes	<p>The following other development codes contained in Part 9 (Development codes) of the planning scheme:-</p> <p>(a) Landscape code;</p> <p>(b) Nuisance code;</p> <p>(c) Safety and security code;</p> <p>(d) Stormwater management code;</p> <p>(e) Sustainable design code;</p> <p>(f) Transport and parking code;</p> <p>(g) Waste management code;</p> <p>(h) Works, services and infrastructure code.</p>
Primary active street frontage	<p>Any frontage of a building that creates activity on the adjacent street or other public place.</p> <p>Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i>:-</p> <p>(a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 90% of the street front boundary;</p> <p>(b) is built to the street front boundary at ground level;</p> <p>(c) has windows and door openings to the adjacent street or public place; and</p> <p>(d) minimises driveway and servicing access across the active street frontage.</p>
Principal public transport network	The public transport corridors identified on Figure 9.4.8C (Strategic Network of Public Transport Links) as a dedicated public transport corridor, public transport priority corridor and public transport advantage corridor.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Probable maximum flood (PMF)	The largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The <i>PMF</i> defines the extent of flood-prone land. Generally, it is not physically or financially possible to provide general protection against this event.
Probable maximum storm tide (PMST)	The maximum storm tide level that may be expected from the combination of meteorological and hydrological conditions that are reasonably possible in a particular locality, including the predicted impacts of climate change.
Property maintenance activities	<i>Vegetation clearing</i> that is <i>reasonably necessary</i> for property maintenance including construction and maintenance of farm tracks, fences, farm structures (e.g. sheds, bores, windmills, tank stands, and stock yards), maintenance of crops, slashing grass, harvesting of crops, maintenance of pasture and cleared land areas and the pruning, felling and clearing of orchard vegetation species.
Protected estate	Means:-
	<p>(a) any protected area to which the <i>Nature Conservation Act 1992</i> applies, including any national park, conservation park, resource reserve, nature refuge, coordinated conservation area, wilderness area, World heritage management area and international agreement area;</p> <p>(b) any area protected under other legislation primarily for its conservation significance; and</p> <p>(c) any <i>park</i> owned or controlled by <i>Council</i> and managed primarily for its conservation significance.</p>
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public safety area	An area immediately beyond the end of a runway and having a relatively high risk from an aircraft incident. The <i>public safety area</i> for the Sunshine Coast Airport is shown on the relevant Airport Environs Overlay Map.
Rear lot	A lot which has access to a road via an access strip which forms part of the lot or via an easement over adjoining land.

Schedule 1

Schedule 6 (Planning Scheme Policies) - Section SC6.15 (Planning scheme policy for the Nuisance code)

SC6.15 Planning scheme policy for the nuisance code**SC6.15.1 Purpose**

The purpose of this planning scheme policy is to:-

- (a) provide advice and guidelines about achieving outcomes in the **Nuisance code**; and
- (b) identify information that may be required to support a development application where:-
 - (i) nearby existing or planned development may be affected by noise, light, odour or dust, or particulate emissions from the proposed development; or
 - (ii) the proposed development is likely to be subject to noise, light, odour or dust, or particulate emissions from existing or planned nearby development.

Note—nothing in this planning scheme policy limits Council's discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.15.2 Application

This planning scheme policy applies to all assessable development which requires assessment against the **Nuisance code**.

SC6.15.3 Advice for preventing or minimising nuisance emissions and imissions associated with road traffic noise

The following is advice for achieving Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for emissions or imissions associated with road traffic noise to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by the submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
 - (i) a location plan identifying the subject site, existing or planned roads in the locality that could potentially affect sensitive land uses and any significant features such as topographic variation, barriers and intervening buildings;
 - (ii) predicted noise levels based on traffic flows for a 10 year growth horizon from the first year of occupancy of the development for each floor and occupancy type; and
 - (iii) where mitigation measures in the form of site boundary barriers are considered necessary, measures to maintain the visual amenity of the road corridor, minimise detrimental effects on residential amenity and ensure the ongoing provision of natural light to residences and open space are provided; and
- (b) for sensitive land uses the following design elements should be reflected in the road corridor design and/or the design of sensitive land uses adjacent to the road corridor:-
 - (i) existing site features that can provide a natural barrier or partial barrier to noise exposure;
 - (ii) appropriate building orientation that mitigates or reduces the exposure of living areas, bedrooms and private open space areas to noise; and
 - (iii) minimal facade treatments (such as windows and doors) facing the road traffic noise source to minimise internal noise exposures.

Note—Refer to the **Planning scheme policy for Sippy Downs Town Centre** for general guidance in relation to road traffic noise attenuation in the Sippy Downs Town Centre.

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Schedule 6 (Planning Scheme Policies) - Section SC6.15 (Planning scheme policy for the Nuisance code)

SC6.15.4 Advice for preventing or minimising nuisance emissions and imissions associated with noise and/or vibration

The following is advice for achieving Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for noise and/or vibration emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by the submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
- (i) a location plan identifying the subject site and sensitive land uses or the nearest potentially sensitive land uses to the subject site and any significant features such as topographic variation, barriers and intervening buildings;
 - (ii) the results of measurements of background LA90 noise levels using an appropriate methodology at a location representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site, with:-
 - (A) the background noise levels to include time periods that are most likely to be sensitive from a noise perspective (generally at night); and
 - (B) the background noise monitoring to be completed for a sufficient period of time to establish 'the average minimum background noise levels' for the locality;
 - (iii) comparison of the background noise level with predicted source noise levels using an appropriately recognised methodology and criteria, from the proposed activity at the nearest potentially affected sensitive land uses to determine compliance with criteria as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*; and
 - (iv) specification of appropriate control and mitigation measures as necessary;
- (b) for a proposed development that has the potential to be affected by noise and/or vibration from an existing railway, or proposed new railway, Council may also require submission of a report prepared by a competent person that presents information relating to the following:-
- (i) location of the site in relation to the existing or proposed railway corridor;
 - (ii) forecast rail movements for a 10 year growth horizon including hours of operation and type;
 - (iii) assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria, for the 10 year growth horizon affecting the proposed development; and
 - (iv) mitigation measures that are to be adopted at the subject site to achieve the performance outcomes of the **Nuisance code**; and
- (c) where a sensitive land use is proposed in a locality with existing noise sources, Council may also require submission of a noise impact assessment report prepared by a competent person that includes the following:-
- (i) a location plan identifying the subject site, any existing or future potential noise sources in the locality that could potentially affect sensitive land uses on the subject site and any significant features such as topographic variation, barriers and intervening buildings;
 - (ii) the results of measurements of LA10, LAeq and background LA90 noise levels at the subject site, with:-
 - (A) the noise measurements to include time periods that are most likely to be affected by noise from existing sources and also include measurement of background in the absence of noise from local emission sources; and
 - (B) the noise monitoring to be completed for a sufficient period of time to establish typical and worst case pre-existing noise levels for the subject site;

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- (iii) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*; and
- (iv) specification of appropriate control measures if necessary.

SC6.15.5 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices – Other than in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome ~~PO13~~PO1 of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for emissions or imissions associated with live entertainment, amplified music and voices, other than in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome ~~PO13~~PO1 of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-
 - (i) in respect to a venue in existing or new premises, the following:-
 - (A) a location plan identifying the subject site and the nearest potentially affected or approved sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) results of measurements of octave band background noise levels as LA90, Oct noise levels at a position representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site. The background noise levels are to be recorded for the time period most likely to be the most sensitive from a noise perspective;
 - (C) results of measurements of octave band noise levels as LA10, Oct noise levels at the nearest potentially affected sensitive land uses to the subject site during noise emissions from live entertainment, amplified music or voices at the subject site. The source noise levels during the noise monitoring are to be representative of the worst case noise emissions from the subject site at maximum patron and music design capacity during the type of entertainment events likely to be held at the premises;
 - (D) measurements are to be made to represent each type of event likely to occur. The noise tests are to be conducted under conditions representative of normal operations (e.g. all proposed hours of operation, if doors and windows would normally be open, this is to occur for the test);
 - (E) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria as defined in Schedule 1 of the Environmental Protection (Noise) Policy 2008;
 - (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
 - (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including R_w of glazing, walls, roof, and materials, and/or barrier density); and
 - (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate ;- and
 - (ii) in respect to a venue in new premises, the following:-
 - (A) a location plan identifying the subject site and the nearest potentially affected receptor and any significant features such as topographic variation, barriers and intervening building;
 - (B) identification of design measures that are to be incorporated into the development to minimise the risk of noise impacts on sensitive land uses; and
 - (C) the results of the on-site noise tests that demonstrate compliance with the acoustic criteria specified in Schedule 1 of the Environmental Protection (Noise) Policy 2008.

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SC6.15.6 Advice for improving amenity of residential uses in a prescribed mixed use area

The following is advice for achieving Performance Outcome PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code where there is potential for imissions associated with non-residential activities to cause environmental harm or nuisance at a sensitive land use in a prescribed mixed use area:-

- (a) compliance with Performance Outcomes PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code may be demonstrated by utilising glazing to the external building envelope which achieves a minimum acoustic performance of-
- (i) Rw 35 where total area of glazing (windows and doors) for a habitable room is greater than 1.8m²; or
 - (ii) Rw 32 where total area of glazing (windows and doors) for a habitable room is less than or equal to 1.8m².

Note:- The acoustic performance ratings are to be based on a glazing system which was acoustically tested with the same frame, seals and glass as per the proposed system.

- (b) where façade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is provided.

SC6.15.7 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome PO4 to PO87 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code where there is potential for emissions or imissions associated with live entertainment, amplified music and voices, in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO4 to PO87 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-
- (i) in respect to a venue, the following:-
 - (A) a location plan identifying the subject site, location of site within special entertainment precinct, the nearest potentially affected sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) plans showing the proposed venue layout including building envelope construction and areas with live entertainment, amplified music and voices;
 - (C) a review of expected internal one-third octave band noise levels from live entertainment, amplified music and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO4 and PO5; OR
 - (D) a review of expected outdoor (e.g. beergarden) one-third octave band noise levels from live entertainment, amplified music and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7 at a use in the residential activity group;
 - (E) note: measurements are to be 3 to 5 minute duration;
 - (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
 - (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including Rw of glazing, walls, roof and materials and/or barrier density); and

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- (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate; and
- (ii) in respect to a use in the residential activity group, the following:-
- (A) a location plan identifying the subject site, location of site within special entertainment precinct and associated buffer, the nearest potentially affected venues with live entertainment, amplified music and voices, and any significant features such as topographic variation, barriers and intervening buildings;
- (B) acoustic rating (Rw) and 63Hz octave band calculated transmission loss values for the building facade elements (walls, roof/ceiling and glazing systems) and overall facade, and a description of the methodology used to forecast the performance of the glazing system (note: the noise reduction required in PO6 is typically 6 dB less than the transmission loss of the overall facade at 63 Hz);
- (C) a review of one-third octave band noise levels from live entertainment, amplified music and voices located in the same building or within 5m of the building (including measurement of noise from existing venues at maximum patron and music design capacity), and indoor noise levels calculated using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7; and
- (D) detailed plans and elevations showing the proposed external building facade construction, including walls, roof/ceiling and glazing systems. Glazing system detail is to include glazing thicknesses, glazing area (i.e. window and door dimensions), airgaps, seal types, and opening mechanism (e.g. sliding, awning, fixed). Where facade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is to be provided

SC6.15.6SC6.15.8 Advice for preventing or minimising nuisance emissions and imissions associated with odour

The following is advice for achieving Performance Outcomes PO⁹⁴ and PO¹⁰⁵ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for odour emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO⁹⁴ and PO¹⁰⁵ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be demonstrated by the preparation and submission of an odour impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
- (i) the potential for odour emissions from a proposed activity to be detected at existing sensitive land uses; or
- (ii) the potential for odour emissions from existing activities to be detected at a proposed sensitive land uses;
- (b) an odour impact assessment report should make reference to the most appropriate contemporary guidelines, criteria and methods for a particular type of source or activity; and
- (c) the justification for the selected guidelines, criteria and methods should form part of the odour impact assessment report.

SC6.15.7SC6.15.9 Advice for preventing or minimising nuisance emissions and imissions associated with dust and particulates

The following is advice for achieving Performance Outcomes PO⁹⁴ and PO¹⁰⁵ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for dust and particulate emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO⁹⁴ and PO¹⁰⁵ of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be achieved by the submission of an air quality impact assessment report undertaken by a competent person which utilises an appropriately recognised methodology and air quality criteria.

Schedule 6

Schedule 6 (Planning Scheme Policies) - Section SC6.15 (Planning scheme policy for the Nuisance code)

SC6.15.8SC6.15.10 Advice for preventing or minimising nuisance emissions and imissions associated with lighting

The following is advice for achieving Performance Outcome PO116 of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code where there is potential for lighting emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO116 of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be achieved by the incorporation of such measures as:-
- (i) building facades which have no flashing lights;
 - (ii) suitable boundary fencing and landscaping to prevent lighting overspill;
 - (iii) suitable lighting design (e.g. directional measures) to prevent overspill; and
 - (iv) external areas that are lit in accordance with AS4282 – *Control of the Obtrusive Effects of Outdoor Lighting*; and
- (b) Council may require submission of a lighting impact assessment report prepared by a competent person to demonstrate that lighting proposed to be established in conjunction with development will not have adverse amenity impacts.

SC6.15.9SC6.15.11 Guidelines for achieving the nuisance code outcomes

For the purposes of the performance outcomes in the Nuisance code the following are relevant guidelines:-

- (a) AS1055.1-1997: *Acoustics – Description and Measurement of Environmental Noise General Procedures* (Standards Australia) 1997;
- (b) AS1158.3.1:2005: *Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements* (Standards Australia) 2005;
- (c) AS2107:2000: *Acoustics – Recommended design sound levels and reverberation times for buildings interiors* (Standards Australia) 2000;
- (d) AS2670.2: 1990: *Evaluation of human exposure to whole body vibration -Continuous and shock induced vibration in buildings (1 to 80 Hz)* (Standards Australia) 1990;
- (e) AS3671: 1989: *Acoustics – Road traffic noise intrusion – Building siting and construction* (Standards Australia) 1989;
- (f) AS4282 – 1997: *Control of the obtrusive effects of outdoor lighting* (Standards Australia) 1997;
- (g) *Queensland Development Code: Mandatory Part 4.4 - Buildings in a transport noise corridor*;
- (h) *Environmental Protection (Noise) Policy 2008*;
- (i) *Environmental Protection (Air) Policy 2008*;
- (j) *Road Traffic Noise Management: Code of Practice* (Department of Main Roads) 2008;
- (k) [Guideline for development in a special entertainment precinct and buffer area \(Sunshine Coast Council\) 2018](#);
- (l) [Guideline: Planning for noise control \(Department of Environment & Heritage Protection\)](#);
- (~~k~~) (m) [Guideline: Odour Impact Assessment from Developments](#) (Department of Environment and Heritage Protection);
- (~~l~~) (n) [Guideline: Application requirements for activities with noise impacts](#) (Department of Environment and Heritage Protection);

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(m)(o) *Guideline: Application requirements for activities with impacts to air* (Department of Environment and Heritage Protection); and

(n)(p) *Noise Measurement Manual* (Department of Environment and Heritage Protection).

Schedule 6

Appendix B Amendment schedule (mapping)







