

Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Additional South East Queensland Regional Plan 2017 (SEQRP) Sites and Other Zoning Matters

Public Consultation Version

November 2020

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules)

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 (Major Amendment) No. [to be inserted]*.

2. Commencement

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

3. Purpose

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to:-

- (a) make zoning changes and local plan area boundary changes relating to specific sites, in order to:
 - (i) respond to changes to the Urban Footprint under the *South East Queensland Regional Plan 2017*; and
 - (ii) better reflect existing development approvals or desired future land uses.
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes; and
- (c) amend the growth management boundaries to reflect zoning and local plan area boundary changes.

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 7 (Local Plans)	Section 7.2.4 (Bli Bli local plan code), Section 7.2.4.2 (Context and setting), Section 7.2.4.3 (Purpose and overall outcomes) and Section 7.2.4.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.4 (Bli Bli local plan code), Figure 7.2.4A (Bli Bli local plan elements), including new Figure 7.2.4B (Bli Bli Northern Village Master Plan)	Amend and insert as shown in Appendix A and Appendix B
Part 7 (Local Plans)	Section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code), Figure 7.2.11A (Forest Glen / Kunda Park / Tanawha local plan elements)	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Section 7.2.16.2 (Context and setting), Section 7.2.16.4 (Performance outcomes and acceptable	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	outcomes)	
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Figure 7.2.16A (Landsborough local plan elements)	Amend as shown in Appendix A and Appendix B
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.17.2 (Context and setting), Section 7.2.27.3 (Purpose and overall outcomes) and Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Figure 7.2.27A (Yandina local plan elements)	Amend as shown in Appendix A and Appendix B
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM42 (Landsborough local plan precincts)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM19H (Bli Bli Local plan area) - Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B

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

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme)	Map SCC1 (Local government planning scheme area and context)	Amend the Local Plan Area to align with the proposed amendments to: <ul style="list-style-type: none"> Zone Map ZM8 (Yandina local plan area); Zone Map ZM19 (Bli Bli local plan area);

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		<ul style="list-style-type: none"> Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and Zone Map ZM42 (Landsborough local plan area).
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> Strategic Framework Map SFM1 (Land Use Elements) Strategic Framework Map SFM2 (Economic Development Elements) Strategic Framework Map SFM3 (Transport Elements) Strategic Framework Map SFM4 (Infrastructure Elements) Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements) 	<p>Amend the Urban Growth Management Boundary and Urban Area land use category to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina local plan area); Zone Map ZM19 (Bli Bli local plan area); Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and Zone Map ZM42 (Landsborough local plan area).
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> Figure 9.4.8A (2031 Functional Transport Hierarchy) Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways)) Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)) Figure 9.4.8C (2031 Strategic Network of Public Transport Links) 	<p>Amend the Urban Area land use category to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina local plan area); Zone Map ZM19 (Bli Bli local plan area); Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and Zone Map ZM42 (Landsborough local plan area).
Schedule 2 (Mapping)	Map SCC2 (Index Map)	<p>Amend the Local Plan Area to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina local plan area); Zone Map ZM19 (Bli Bli local plan area); Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and Zone Map ZM42 (Landsborough local plan area).
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Zone Map ZM7 Zone Map ZM20 Zone Map ZM26 Zone Map ZM40 	<p>Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.</p>
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7A (Acid Sulfate Soils Overlay Map) Overlay Map OVM8A (Yandina Local Plan Area Acid Sulfate Soils Overlay Map) Overlay Map OVM19A (Bli Bli Local Plan Area Acid Sulfate Soils) 	<p>Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.</p>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> Overlay Map) • Overlay Map OVM20A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM26A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area Acid Sulfate Soils Overlay Map) • Overlay Map OVM40A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM42A (Landsborough Local Plan Area Acid Sulfate Soils Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM8C(i) (Yandina Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM19 C(i) (Bli Bli Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM20C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM26C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM40C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM42C(i) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM8C(ii) (Yandina Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM19C(ii) (Bli Bli Local Plan Area Biodiversity, Waterways and Wetlands Overlay 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>Map (ii))</p> <ul style="list-style-type: none"> • Overlay Map OVM20C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM26C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM40C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM42C(ii) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7D (Bushfire Hazard Overlay Map) • Overlay Map OVM8D (Yandina Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM19D (Bli Bli Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM20D (Bushfire Hazard Overlay Map) • Overlay Map OVM26D (Bushfire Hazard Overlay Map) • Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM40D (Bushfire Hazard Overlay Map) • Overlay Map OVM42D (Landsborough Local Plan Area Bushfire Hazard Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7E (Coastal Protection Overlay Map) • Overlay Map OVM8E (Yandina Local Plan Area Coastal Protection Overlay Map) • Overlay Map OVM19E (Bli Bli Local Plan Area Coastal Protection Overlay Map) • Overlay Map OVM20E (Coastal Protection Overlay Map) • Overlay Map OVM26E (Coastal 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Protection Overlay Map) <ul style="list-style-type: none"> • Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area Coastal Protection Overlay Map) • Overlay Map OVM40E (Coastal Protection Overlay Map) • Overlay Map OVM42E (Landsborough Local Plan Area Coastal Protection Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7F (Extractive Resources Overlay Map) • Overlay Map OVM8F (Yandina Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM19F (Bli Bli Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM20F (Extractive Resources Overlay Map) • Overlay Map OVM26F (Extractive Resources Overlay Map) • Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM40F (Extractive Resources Overlay Map) • Overlay Map OVM42F (Landsborough Local Plan Area Extractive Resources Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7G (Flood Hazard Overlay Map) • Overlay Map OVM8G (Yandina Local Plan Area Flood Hazard Overlay Map) • Overlay Map OVM19G (Bli Bli Local Plan Area Flood Hazard Overlay Map) • Overlay Map OVM20G (Flood Hazard Overlay Map) • Overlay Map OVM26G (Flood Hazard Overlay Map) • Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area Flood Hazard Overlay Map) • Overlay Map OVM40G (Flood Hazard Overlay Map) • Overlay Map OVM42G 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Landsborough Local Plan Area Flood Hazard Overlay Map)	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7H (Height of Buildings and Structures Overlay Map) • Overlay Map OVM8H (Yandina Local Plan Area Height of Buildings and Structures Overlay Map) • Overlay Map OVM19H (Bli Bli Local Plan Area Height of Buildings and Structures Overlay Map) • Overlay Map OVM20H (Height of Buildings and Structures Overlay Map) • Overlay Map OVM26H (Height of Buildings and Structures Overlay Map) • Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area Height of Buildings and Structures Overlay Map) • Overlay Map OVM40H (Height of Buildings and Structures Overlay Map) • Overlay Map OVM42H (Landsborough Local Plan Area Height of Buildings and Structures Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7I (Heritage and Character Areas Overlay Map) • Overlay Map OVM8I (Yandina Local Plan Area Heritage and Character Areas Overlay Map) • Overlay Map OVM19I (Bli Bli Local Plan Area Heritage and Character Areas Overlay Map) • Overlay Map OVM20I (Heritage and Character Areas Overlay Map) • Overlay Map OVM26I (Heritage and Character Areas Overlay Map) • Overlay Map OVM31I (Forest Glen/Kunda Park/Tanawha Local Plan Area Heritage and Character Areas Overlay Map) • Overlay Map OVM40I (Heritage and Character Areas Overlay Map) • Overlay Map OVM42I 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Landsborough Local Plan Area Heritage and Character Areas Overlay Map)	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7J(i) (Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM8J(i) (Yandina Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM19J(i) (Bli Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM20J(i) (Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM26J(i) (Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM40J(i) (Landslide Hazard and Steep Land Overlay Map (i)) • Overlay Map OVM42J(i) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM8J(ii) (Yandina Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM19J(ii) (Bli Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM20J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM26J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM31J(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM40J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) • Overlay Map OVM42J(ii) (Landsborough Local Plan Area 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Landslide Hazard and Steep Land Overlay Map (ii))	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7K (Regional Infrastructure Overlay Map) • Overlay Map OVM8K (Yandina Local Plan Area Regional Infrastructure Overlay Map) • Overlay Map OVM19K (Bli Bli Local Plan Area Regional Infrastructure Overlay Map) • Overlay Map OVM20K (Regional Infrastructure Overlay Map) • Overlay Map OVM26K (Regional Infrastructure Overlay Map) • Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area Regional Infrastructure Overlay Map) • Overlay Map OVM40K (Regional Infrastructure Overlay Map) • Overlay Map OVM42K (Landsborough Local Plan Area Regional Infrastructure Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7L (Scenic Amenity Overlay Map) • Overlay Map OVM8L (Yandina Local Plan Area Scenic Amenity Overlay Map) • Overlay Map OVM19L (Bli Bli Local Plan Area Scenic Amenity Overlay Map) • Overlay Map OVM20L (Scenic Amenity Overlay Map) • Overlay Map OVM26L (Scenic Amenity Overlay Map) • Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area) • Overlay Map OVM40L (Scenic Amenity Overlay Map) • Overlay Map OVM42L (Scenic Amenity Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7M (Water Resource Catchments Overlay Map) • Overlay Map OVM8M (Yandina Local Plan Area Water Resource Catchments Overlay Map) • Overlay Map OVM19M (Bli Bli 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>Local Plan Area Water Resource Catchments Overlay Map)</p> <ul style="list-style-type: none"> • Overlay Map OVM20M (Water Resource Catchments Overlay Map) • Overlay Map OVM26M (Water Resource Catchments Overlay Map) • Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area Water Resource Catchments Overlay Map) • Overlay Map OVM40M (Water Resource Catchments Overlay Map) • Overlay Map OVM42M (Landsborough Local Plan Area Water Resource Catchments Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP PIA7 (Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA8 (Yandina Local Plan Area Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA19 (Bli Bli Local Plan Area Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA20 (Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA26 (Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA40 (Priority Infrastructure Area Map) • Local Government Infrastructure Plan Map - LGIP PIA42 (Landsborough Local Plan Area Priority Infrastructure Area Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP SQN7 (Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN8 (Yandina Local Plan Area Stormwater 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>Network Map)</p> <ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP SQN19 (Bli Bli Local Plan Area Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN20 (Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN26 (Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN40 (Stormwater Network Map) • Local Government Infrastructure Plan Map - LGIP SQN42 (Landsborough Local Plan Area Stormwater Network Map) 	Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP TNA7 (Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA8 (Yandina Local Plan Area Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA19 (Bli Bli Local Plan Area Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA20 (Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA26 (Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA40 (Local Plan Transport Network (Active Transport) Map) • Local Government Infrastructure Plan Map - LGIP TNA42 (Landsborough Local Plan Area Transport Network (Active 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Transport) Map)	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP TNR7 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR8 (Yandina Local Plan Area Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR19 (Bli Bli Local Plan Area Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR20 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR26 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Map) Local Government Infrastructure Plan Map - LGIP TNR40 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR42 (Landsborough Local Plan Area Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP PCF7 (Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF8 (Yandina Local Plan Area Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF19 (Bli Bli Local Plan Area Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF20 (Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF26 (Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF31 (Forest Glen/Kunda Park/Tanawha Local 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>Plan Area Parks and Land for Community Facilities Network Map)</p> <ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP PCF40 (Local Plan Parks and Land for Community Facilities Network Map) • Local Government Infrastructure Plan Map - LGIP PCF42 (Landsborough Local Plan Area Parks and Land for Community Facilities Network Map) 	

7.2.4 Bli Bli local plan code

7.2.4.1 Application

- (1) This code applies to assessable development:-
- (a) within the Bli Bli local plan area as shown on Map ZM19 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Bli Bli 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 7.2.4.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.4.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.4A (Bli Bli local plan elements)**.

7.2.4.2 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 Bli Bli local plan code.

The Bli Bli local plan area is situated between the urban areas of Nambour, Maroochydore and Pacific Paradise in the central part of the Sunshine Coast. The Bli Bli local plan area includes the Bli Bli Village Centre and residential areas, the Maroochy River and Kirra Road rural residential area and the Parklakes urban residential community. The local plan area has a land area of approximately ~~740-800~~ hectares.

The Bli Bli local plan area is located within a rural setting with the significant environmental areas of the Maroochy River, Maroochy Wetlands Sanctuary, Petrie Creek and Parklands State Forest key elements within this landscape setting.

The topography of the local plan area is varied ranging from elevated and steeper slopes, providing views over the river valleys to the surrounding countryside, views to the ~~ocean, Mount Coolum and Mount Ninderry~~ and to the north Buderim and Kunda Park escarpments and over the lowlands of the Maroochy River floodplain.

The Maroochy River rural residential area located in the northern part of the local plan area is characterised by dwelling houses on large sloping rural lots interspersed with remnant vegetation and some rural activities.

The ~~emerging~~ Parklakes community comprises predominantly dwelling houses on urban size lots with a neighbourhood shopping and community precinct located ~~at the eastern end of the area along Parklakes Drive~~, with sport, recreational and environmental areas located in the north.

~~Parklakes II, a~~An extension to the Parklakes community, ~~comprises predominantly dwelling houses on smaller lots, as well as a retirement community, neighbourhood park, restaurant (café) and a private school, set amongst central lakes which form an open space feature for the development, framed with pathways and public open space.~~ is planned to the north west of the existing community and is intended to provide additional community facilities including a school, environmental areas and open space.

The existing residential community of Bli Bli consists predominantly of dwelling houses on urban size lots with larger lot sizes occurring in sloping and steeper vegetated ridgeline areas.

~~Bli Bli Northern Village, located to the east of the Parklakes community, is planned as a further extension to the local plan area. The village is intended to become an integrated residential community, offering a range of housing options, in keeping with the prevailing character of the Bli Bli local plan area.~~

The Bli Bli Village Centre, located on David Low Way, provides ~~for full service~~ convenience shopping and a community focus for local residents ~~of Bli Bli and surrounding neighbourhoods in the catchment. A smaller local business and community centre is to be established in Parklakes to service immediate residents.~~

The church and hall located near the intersection of Willis and School Roads also provides a community focus area for local residents. Bli Bli is also supported by a number of small scale tourist attractions which exist within or adjoining the local plan area, including Sunshine Castle and GoWake Cable Park.

The existing remnant vegetation along the ridgelines and gullies and the adjoining wetland areas and waterways, including declared fish habitat areas, have significant environmental and scenic values and contribute to the amenity and character of the local plan area.

The Nambour-Bli Bli Road, Yandina-Bli Bli Road, David Low Way and Willis Road are major road links within 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.

7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Bli Bli local plan code is to provide locally relevant planning provisions for the assessment of development within the Bli Bli local plan area.
- (2) The purpose of the Bli Bli local plan code will be achieved through the following overall outcomes:-
 - (a) The Bli Bli local plan area remains an attractive residential area comprising a number of urban and rural residential neighbourhoods and a village centre surrounded by a mosaic of farming land and natural areas.
 - (b) Urban and rural residential development in the Bli Bli local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce Bli Bli's village character and identity, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
 - (c) Development in the local plan area is designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area including existing *vegetation*, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River *floodplain*, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes.
 - (d) The Bli Bli Village Centre, fronting the David Low Way, functions as a local (full service) activity centre providing a range of convenience goods and services to the Bli Bli community and surrounding rural and residential areas. It is the primary and dominant centre in the Bli Bli local plan area.
 - (e) Development in the Bli Bli Village Centre provides a range of small-scale business and community activities which activate the street *frontage* and include residential development located above the ground *storey* level. Whilst the business functions of the Bli Bli Village Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents continue to rely upon Nambour or Maroochydore to fulfil their higher order business and industry needs.
 - ~~(f) The Parklakes Local centre zone functions as a local (not full service) activity centre, providing a basic convenience level of business and community uses to service immediate residents. No new business centres are established within the Bli Bli local plan area.~~
 - ~~(g)(f)~~ Development in the Low density residential zone maintains the primarily low density residential character of the Bli Bli local plan area.
 - ~~(h)(g)~~ Development protects the Sunshine Castle as a significant landmark building and tourist attraction.
 - ~~(i)(h)~~ Land in the Emerging community zone is master planned and developed in a coordinated manner that sensitively responds to the flooding, drainage and environmental constraints over this area. Development in this area provides for a range of land uses including residential uses, community uses and open space.
 - (i) Development in the Emerging community zone (Bli Bli Northern Village) provides for a local (not full service) activity centre, to service the convenience needs of this residential community and immediately surrounding neighbourhoods. This new local activity centre provides for a

vibrant and activated community focal point connecting commercial spaces to the public realm, through active uses and spaces.

(j) Development in the Emerging community zone (Bli Bli Northern Village) is integrated with the existing Bli Bli residential community, providing for the establishment of residential land uses that are sympathetic to, and compatible with, the prevailing low density character of the locality. Development provides for a range of lot sizes and housing options with some medium density residential uses in the vicinity of the local activity centre.

(k) Development in the Emerging community zone (Bli Bli Northern Village) incorporates generous areas of public open space, with on-site flood storage and stormwater detention providing a key design and character element for the emerging residential community. Development provides for the Nambour to Coolum recreational trail and associated extensions, as well as other pedestrian connections to facilitate active transport through, and to and from, the Bli Bli Northern Village.

(l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.4.4 Performance outcomes and acceptable outcomes

Table 7.2.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Bli Bli Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.
		AO1.2	Development provides for buildings and structures which incorporate articulated, pitched, skillion or curved roof forms.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of arrival to, and character of, Bli Bli.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.4A (Bli Bli local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, Bli Bli, 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. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes

Performance Outcomes		Acceptable Outcomes	
			<p>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 <i>Council's</i> 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 Bli Bli.	AO3.1 AO3.2	<p>Development protects and emphasises, and does not intrude upon, the important sight lines and views over the surrounding rural landscape, Maroochy River floodplain and north Buderim escarpment where identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>Development provides for the retention and enhancement of existing mature trees, <i>vegetation</i> on ridgelines and along <i>waterways</i> and gullies and other character <i>vegetation</i> identified on Figure 7.2.4A (Bli Bli 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 is sited and designed in a manner which is responsive to local topography, flooding and drainage constraints.	AO4	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.10 (Landslide hazard and steep land overlay code) sets out requirements for development on <i>steep land</i>.</p> <p>Editor's Note—Section 8.2.7 (Flood hazard overlay code) sets out requirements in relation to flood prone land.</p>
PO5	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO5	No acceptable outcome provided.
Development in the Local Centre Zone			
PO6	Development in the Local centre zone fronting David Low Way provides for small scale uses and <u>mixed of</u> uses that:- (a) support the role and function of the Bli Bli Village Centre as a local (full service) activity centre <u>and the primary and dominant centre for the local plan area</u> ; and (b) provide a range of convenience goods and services to local residents.	AO6	No acceptable outcome provided.
PO7	Development in the Local centre zone fronting David Low Way:- (a) provides an attractive interface to David Low Way and contributes to the creation of an attractive village centre and gateway to Bli Bli, through the provision of:- (i) vibrant and active streets and public spaces; (ii) continuous weather protection for pedestrians; (iii) streetscape improvements; and	AO7.1	<p>Development in the Local centre zone fronting David Low Way:-</p> <p>(a) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(b) provides <i>primary active street frontages</i> built to boundary where identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) provides for any residential uses to be effectively integrated with</p>

Performance Outcomes		Acceptable Outcomes	
	(iv) safe pedestrian and traffic zones; (b) is designed and sited to emphasise the area's riverside location, with visual and pedestrian/cycle links to the waterfront enhanced; and (c) provides integrated and functional parking and access arrangements that do not dominate the street.	(d) has building openings overlooking the street; (e) 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; (f) ensures that signage is integrated with buildings; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides for on-site car parking at the rear or to one side of the development.	business uses; (d) has building openings overlooking the street; (e) 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; (f) ensures that signage is integrated with buildings; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides for on-site car parking at the rear or to one side of the development.
		<u>A07.2</u>	Development protects and emphasises views and sight lines from the Bli Bli Village Centre to the Maroochy River where identified on Figure 7.2.4A (Bli Bli local plan elements) .
		<u>A07.3</u>	Development provides for safe and efficient pedestrian and cycle connections between the Bli Bli Village Centre and the Maroochy River.
<u>PO8</u>	Development in the Local centre zone fronting Parklakes Drive provides for small scale uses that:- (a) support the role and function of the centre as a local (not full service) activity centre providing basic convenience goods and services to immediate residents; and (b) does not detract from the role and function of Bli Bli Village Centre as the local (full service) activity centre for the local area.	<u>A08</u>	No acceptable outcome provided.
Development in the Low Density Residential Zone			
<u>PO98</u>	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.	<u>A089</u>	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
Development in the Tourism Zone (Sunshine Castle)			
<u>PO910</u>	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site and tourist attraction.	<u>A0910</u>	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
<u>PO101</u>	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	<u>A0101</u>	No acceptable outcome provided.
<u>PO112</u>	Development in the Emerging community zone provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment.	<u>A0112</u>	Drainage infrastructure is identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which:-

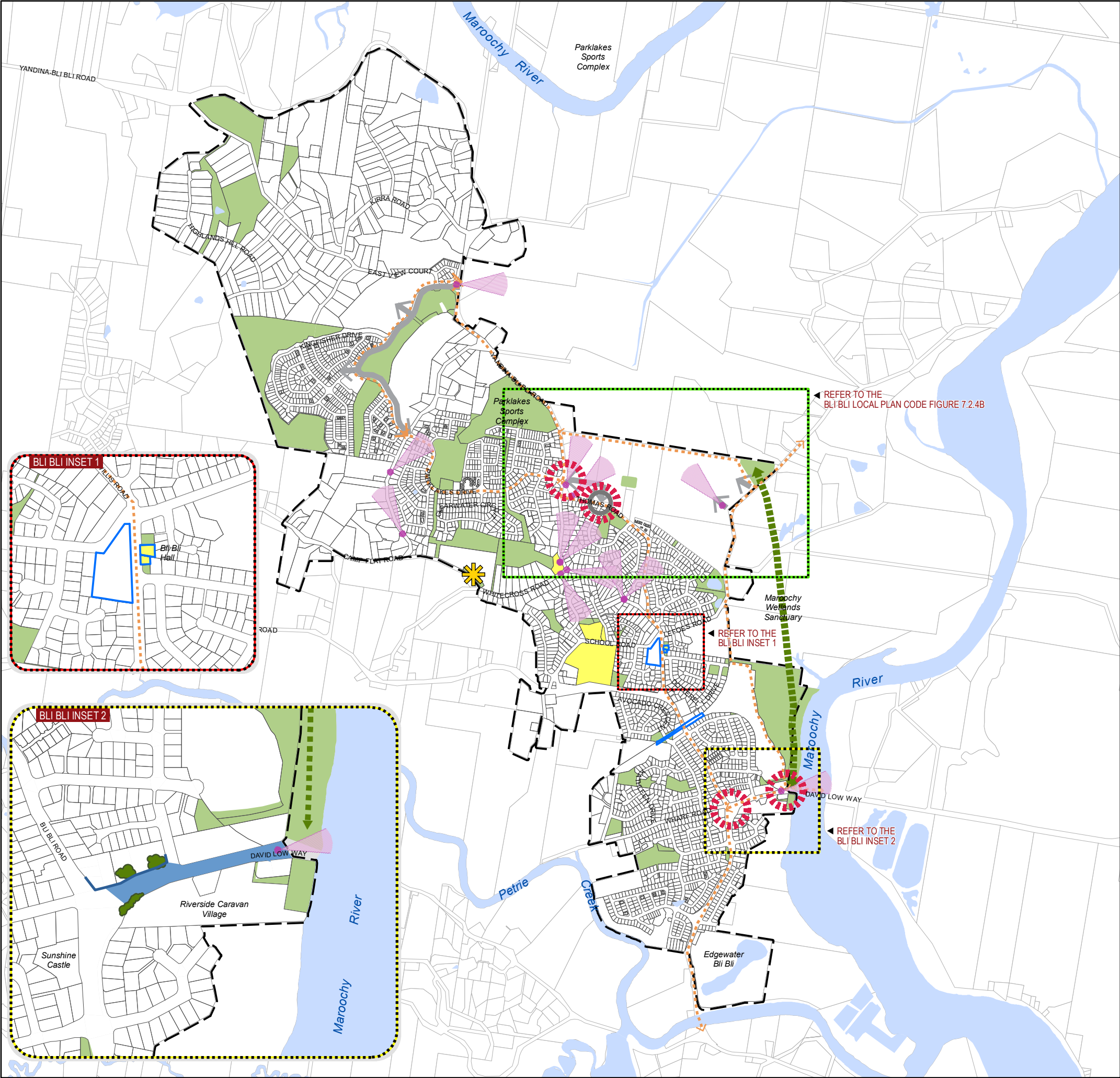
Performance Outcomes		Acceptable Outcomes	
			<p>(a) identifies how flooding and drainage will be appropriately managed within the catchment;</p> <p>(b) considers the ultimate development and pre-urban development scenarios for the catchment;</p> <p>(c) appropriately defines and considers actionable nuisance and worsening; and</p> <p>(d) is endorsed by Council.</p> <p>Editor's note—in lieu of the developer undertaking works, an infrastructure agreement may be entered into to provide a monetary contribution for these works to be undertaken may provide a suitable alternative arrangement.</p>
PO12	<p>Development in the Emerging community zone provides for:-</p> <p><u>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</u></p> <p><u>(b) the protection and buffering of ecologically important areas and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements) and Figure 7.2.4B (Bli Bli Northern Village Master Plan); and</u></p> <p><u>(c) appropriate buffering and separation to nearby agricultural land and rural uses.</u></p>	AO12	<u>No acceptable outcome provided.</u>
Development in the Emerging Community Zone (Park Lakes II)			
PO13	<p>Development provides for:-</p> <p>(a) a variety of residential lot sizes and housing options including <i>dwelling houses, dual occupancies, and retirement facilities</i>; and</p> <p>(b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road.</p> <p>Note—should the northern corner of the Emerging community zone not be required for community purposes, as determined by the Council, this part of the zone may be developed for low density residential purposes.</p>	AO13	<p>No acceptable outcome provided.</p> <p>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>
PO14	<p>Development provides for:-</p> <p>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</p> <p>(b) the protection and buffering of ecologically important areas and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) appropriate buffering and separation to nearby agricultural land and rural uses;</p> <p>(d)(a) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road;</p> <p>(e)(b) a local road connection between East View Court and the internal link road; and</p> <p>(f)(c) pedestrian and cycle links between residential neighbourhoods</p>	AO14	<p>No acceptable outcome provided.</p> <p>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>

Performance Outcomes		Acceptable Outcomes	
	planned community uses to the north. Note—indicative road linkages and pedestrian/cycle links are identified on Figure 7.2.4A (Bli Bli local plan elements) .		
<u>Development in the Emerging Community Zone (Bli Bli Northern Village)</u>			
<u>PO15</u>	Development provides for the creation of a vibrant, mixed use and high quality village neighbourhood which comprises the following:- (a) residential uses at a scale, intensity and configuration that is compatible with the established low density character of the adjoining Bli Bli residential community; (b) a pedestrian and cycle friendly, legible and permeable local road network; (c) visual connectivity within, and external to the site, including to rural lands to the north, through design of site layout, landscape elements and open space; (d) coordinated provision of infrastructure, including a centrally located local recreation park; (e) sensitive changes to landform and landscape treatment to respect the transition to the rural landscape; (f) protection and enhancement of identified character vegetation; (g) opportunities to connect the Nambour to Coolum Recreation Trail network and for pedestrian/cycle permeability through the site; and (h) an integrated flood storage and stormwater detention system that emphasises the role of water as a key character element and lifestyle feature of the community.	<u>AO15</u>	<u>In partial fulfilment of Performance Outcome PO15:-</u> Development provides for a residential village neighbourhood, with an urban form and structure generally in accordance with Figure 7.2.4B (Bli Bli Northern Village Master Plan) .
<u>PO16</u>	Development provides for a local (not full service) activity centre that:- (a) does not detract from the role and function of the Bli Bli Village Centre as the local (full service) activity centre for the Bli Bli local plan area; and (b) includes convenience retailing and other small-scale commercial uses, anchored by a small <i>supermarket</i> .	<u>AO16.1</u> <u>AO16.2</u>	Development provides for a local (not full service) activity centre, located generally in accordance with Figure 7.2.4B (Bli Bli Northern Village Master Plan) . Development in the local (not full service) activity centre:- (a) has a total gross leasable floor area (GLFA) not exceeding 2,500m ² ; and (b) provides for any single tenancy to not exceed a GLFA of 300m ² , other than one <i>supermarket</i> , not exceeding a GLFA of 1,000m ² .
<u>PO17</u>	Development in the local (not full service) activity centre provides:- (a) an active, low speed, pedestrian friendly, highly embellished main street, which includes fine grain and permeable built form and primary and secondary active street frontages; (b) a central public plaza connecting the centre to the public realm; an integrated and functional car parking and access arrangement, which	<u>AO17</u>	Development in the local (not full service) activity centre:- (a) is framed by, and fronts an internal main street, accessed from Yandina-Bli Bli Road/Parklakes Drive round-a-bout and another access opposite Samantha Drive; (b) creates a low speed, pedestrian friendly environment, through passive design and landscape elements, connecting the centre to surrounding residential

Performance Outcomes		Acceptable Outcomes	
	<p><u>does not visually dominate the main street or Thomas Road</u></p> <p><u>(d) a supermarket built form that addresses the main street.</u></p>		<p><u>neighbourhoods;</u></p> <p><u>(c) provides for consolidated primary active street frontages, which include continuous awnings over footpath areas, with mature and semi-mature shade trees adjacent to the kerbside or in build-outs;</u></p> <p><u>(d) provides for secondary active street frontages, that include buildings built to, or close to the street frontage, including the continuation of the landscape element theme from the main street;</u></p> <p><u>(e) provides for design of a supermarket, that is:-</u></p> <p><u>(i) sleeved by small scale, fine-grain built form elements; and/or</u></p> <p><u>(ii) built to boundary, comprising windows, openings and doors at the street level;</u></p> <p><u>(f) provides for a central public plaza within the defined local centre, which provides:-</u></p> <p><u>(i) opportunities for outdoor dining and public seating;</u></p> <p><u>(ii) a visual connection to the north, through location and landscape elements; and</u></p> <p><u>(iii) takes advantage of the potential views from the site to Mount Coolum and Mount Ninderry and protects existing view sheds potentially affected by the development;</u></p> <p><u>(g) avoids direct access from Thomas Road, with rationalised access points, provided from the internal local street network; and</u></p> <p><u>(h) provides consolidated car parking, located towards Thomas Road that includes substantial landscaping to soften hard surfaces and reduce visual impacts from Thomas Road and neighbouring residential properties to the south.</u></p> <p><u>Note – Figure 7.2.4B (Bli Bli Northern Village Master Plan) illustrates application of some of the above design principles for development in the activity centre.</u></p>
PO18	<p><u>Development provides a well serviced and integrated residential neighbourhood, comprising a mix of low to medium density housing types, as follows:-</u></p> <p><u>(a) a medium density residential area immediately surrounding the local centre, which contributes to activation of the primary streetscape treatment area; and</u></p> <p><u>(b) a low density residential area, providing a range of lot sizes and housing types, that is effectively integrated and connected with the balance of Bli Bli Northern Village and the local plan area.</u></p>	AO18.1	<p><u>Development provides for a medium density residential area adjoining the local centre that:-</u></p> <p><u>(a) includes multi-storey residential development, such as soho apartments, multiple dwellings, townhouses and attached row/terrace housing that are built close to the front boundary and contribute to the creation of a pedestrian-focussed local village centre;</u></p> <p><u>(b) includes other medium density residential development, which provides a transition to low density</u></p>

Performance Outcomes		Acceptable Outcomes	
		AO18.2	<p><u>residential development beyond the local activity centre; and</u></p> <p><u>(c) achieves a net residential density of 30–50 equivalent dwellings per hectare.</u></p> <p><u>Development provides for a low density residential area that:-</u></p> <p><u>(a) comprises a mix of lot sizes, including a minimum 20% of detached housing to be located on traditional sized lots (≥600m²);</u></p> <p><u>(b) includes up to 10% of lots as dual occupancy lots, which are 'salt and peppered' throughout the low density residential area; and</u></p> <p><u>(c) may include a relocatable home park or retirement facility, which:-</u></p> <p><u>(i) integrates and connects with the surrounding neighbourhood, by providing local pedestrian and road network connectivity and access from the site to the external movement network; and</u></p> <p><u>(ii) does not exceed a net residential density of 30 equivalent dwellings per hectare.</u></p> <p><u>Note – Figure 7.2.4B (Bli Bli Northern Village Master Plan) illustrates the indicative location and extent of the 'medium density residential area' and 'low density residential area'.</u></p>
PO19	<u>Development provides for a maximum of two access points from the state-controlled road network, located at the Yandina-Bli Bli Road/Parklakes Drive round-a-bout and the Thomas Road/Samantha Drive (North) intersection, as identified on Figure 7.2.4B (Bli Bli Northern Village Master Plan), to protect the safety and efficiency of the state-controlled road network.</u>	AO19	<u>No acceptable outcome provided.</u>

Sunshine Coast Planning Scheme 2014
Bli Bli Local Plan Area



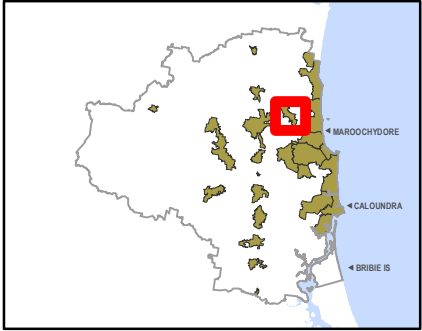
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Heritage Place^{Note 2}
- Significant View
- Key Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Intersection Upgrade

0 135 270 540 810 1,080 Metres
1:23,505

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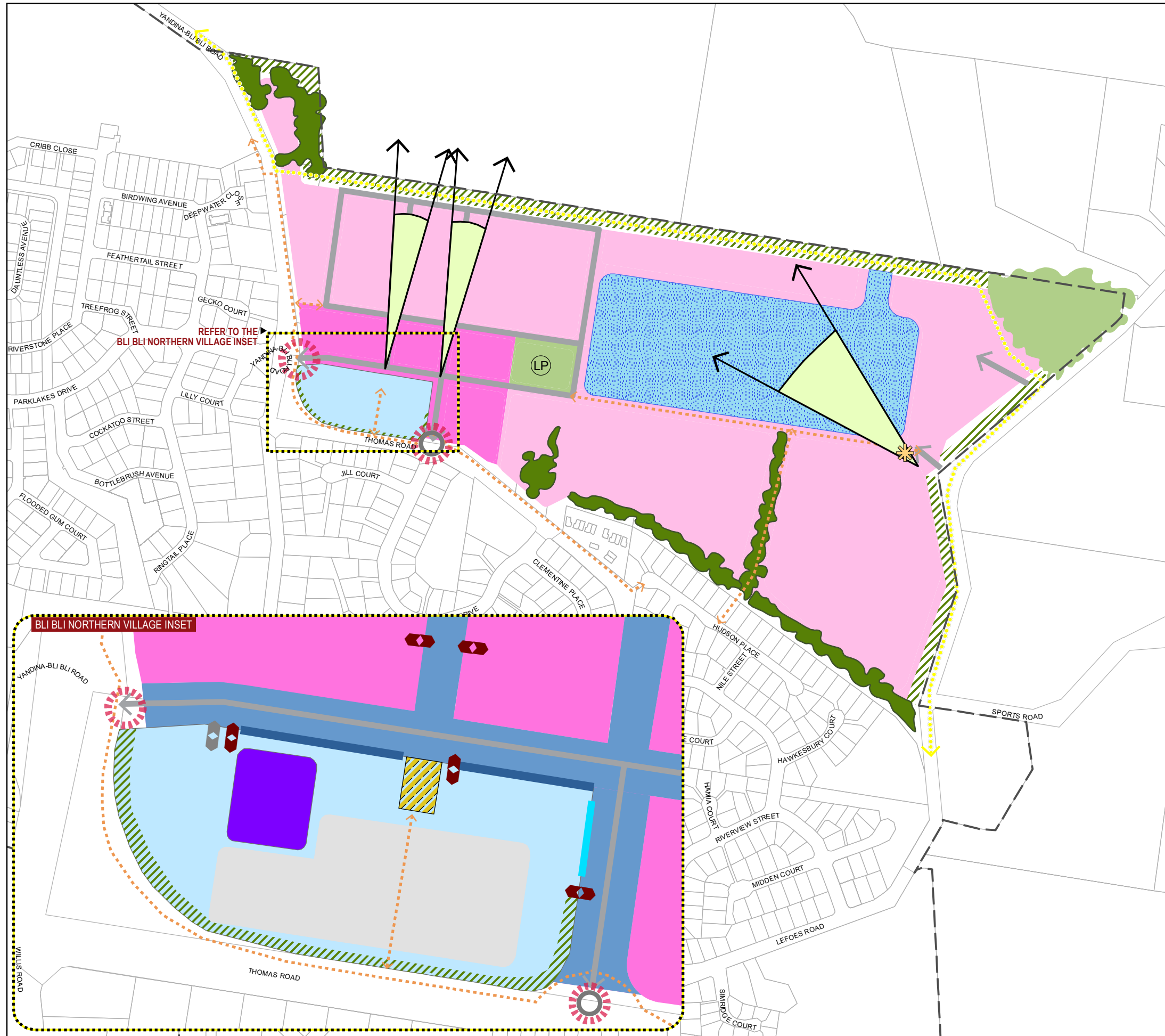


Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character
Overlay maps in Schedule 2 (Mapping).

Figure 7.2.4A (Bli Bli Local Plan Elements)

Sunshine Coast Planning Scheme 2014

Bli Bli Northern Village Master Plan



LEGEND

- Local Plan Area Boundary
- Low Density Residential Area
- Medium Density Residential Area
- Local Centre Area
- Detention/Flood Storage^{Note 1}
- Primary Active Street Frontage
- Secondary Active Street Frontage
- Primary Streetscape Treatment Area
- Greenspace^{Note 1}
- Local Park
- Character Vegetation
- Landscape Buffer
- Mountain or Hill
- Principal Pedestrian/Cycle Linkage
- Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Gateway/Entry Point
- Intersection Upgrade
- Car Parking
- Supermarket Floor Plate
- Public Plaza
- View Lines
- Indicative Vehicle Entry
- Indicative Service Vehicle Entry

Note 1: For contextual purposes only.

1:6,000
0 70 140 280
Metres

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Figure 7.2.4B
(Bli Bli Northern Village Master Plan)

7.2.16 Landsborough local plan code

7.2.16.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Landsborough 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 7.2.16.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

7.2.16.2 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 Landsborough local plan code.

The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately ~~880~~ 898 hectares.

Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of heritage places as well as two character areas comprising groups of buildings indicative of early 20th century building styles.

Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.

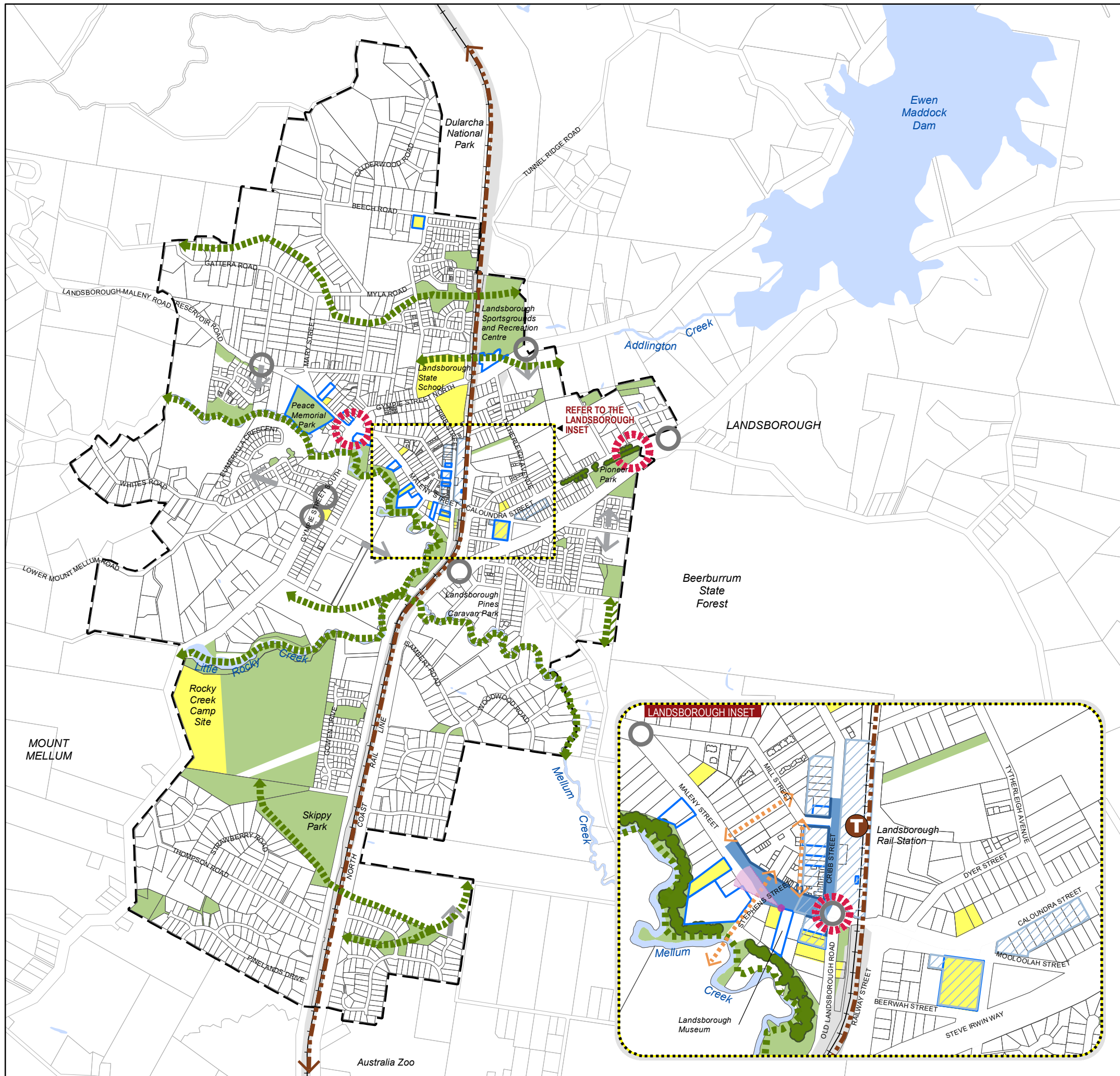
The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.

Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.

A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m² or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.

Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.

Performance Outcomes		Acceptable Outcomes	
	(b) provides for a transition of lot sizes to surrounding rural residential areas; (c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i> ; (d) protects the visual amenity of Landsborough-Maleny Road as a scenic route; (e) provides for appropriate pedestrian and cycle links; and (f) provides for road and intersection upgrades.	AO13.3 AO13.4 AO13.5 AO13.6 AO13.7	western boundary of Precinct LAN LPP-1 (Landsborough Town West). Reconfiguring a lot provides for the protection of significant <i>vegetation</i> adjacent to Mellum Creek and Landsborough-Maleny Road. In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek. A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road. Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre. Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.
Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)			
PO14	Reconfiguring a lot Development in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on Local Plan Map LPM42 :- (a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; and (b) provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre; (c) <u>responds to and retains environmental features, including significant vegetation and other ecologically important areas; and</u> (d) <u>provides enhanced ecological connectivity between significant vegetation and other ecologically important areas located adjacent to the precinct-</u>	AO14.1 AO14.2 AO14.3 AO14.4	<u>In partial fulfilment of Performance Outcome PO14:-</u> Reconfiguring a lot maintains <u>provides for</u> a minimum lot size of:- <u>(a) 1,000m² on land between Toorbul Street and Forestdale Road;</u> <u>(a)(b) 800m² on land between Forestdale Road and Hardwood Road; and</u> <u>(b)(c) 650m² elsewhere in Precinct LAN LPP-2 (Landsborough Town East).</u> <u>Any lots intended for a dual occupancy or secondary dwelling are nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u> Reconfiguring a lot Development contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre. <u>Development provides a vegetated buffer of at least 25m in width along the eastern boundary of Precinct LAN LPP-2 (Landsborough Town East).</u>
Development in the Medium Density Residential Zone			
PO15	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 the rural town character of Landsborough; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and	AO15.1 AO15.2	For a <i>multiple dwelling</i> , the development site has an area of at least 1,000m ² . Development within the Medium density residential zone:- (a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;



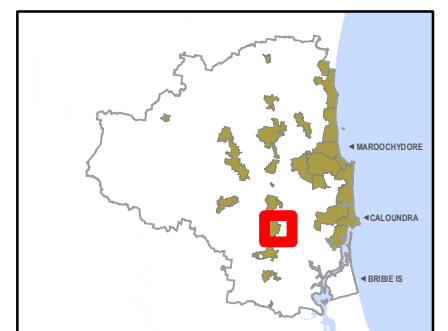
LEGEND

- | | | | |
|--|---|--|--|
| | Local Plan Area Boundary | | Through Block Pedestrian/Cycle Linkage |
| | Waterway ^{Note 1} | | Dedicated Public Transport Corridor |
| | Primary Active Street Frontage | | Transit Hub |
| | Primary Streetscape Treatment Area | | Indicative Road Linkage/Access Point |
| | Local Ecological Linkage | | Intersection Upgrade |
| | Greenspace ^{Note 1} | | Proposed Rail Corridor Upgrade |
| | Community Activity/Facility ^{Note 1} | | |
| | Character Vegetation | | |
| | Landscape Buffer | | |
| | Gateway/Entry Point | | |
| | Heritage Place ^{Note 2} | | |
| | Character Area ^{Note 2} | | |
| | Significant View | | |

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.16A (Landsborough Local Plan Elements)

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina 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 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 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 Yandina local plan code.

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately ~~396~~ 485 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

- (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n) Development in the Medium density residential zone:-
- (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
 - (ii) provides good pedestrian and cycle connectivity to the town centre; and
 - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o) Development in the Community facilities zone south of Brandons Road and north of Steggalls Road is compatible with the traditional rural town character, provides an appropriate transition to adjacent rural areas and is master planned to ensure that development occurs in a functionally efficient and integrated manner.
- ~~(p)~~ Development in the local plan area provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- ~~(q)~~ Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- ~~(r)~~ Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

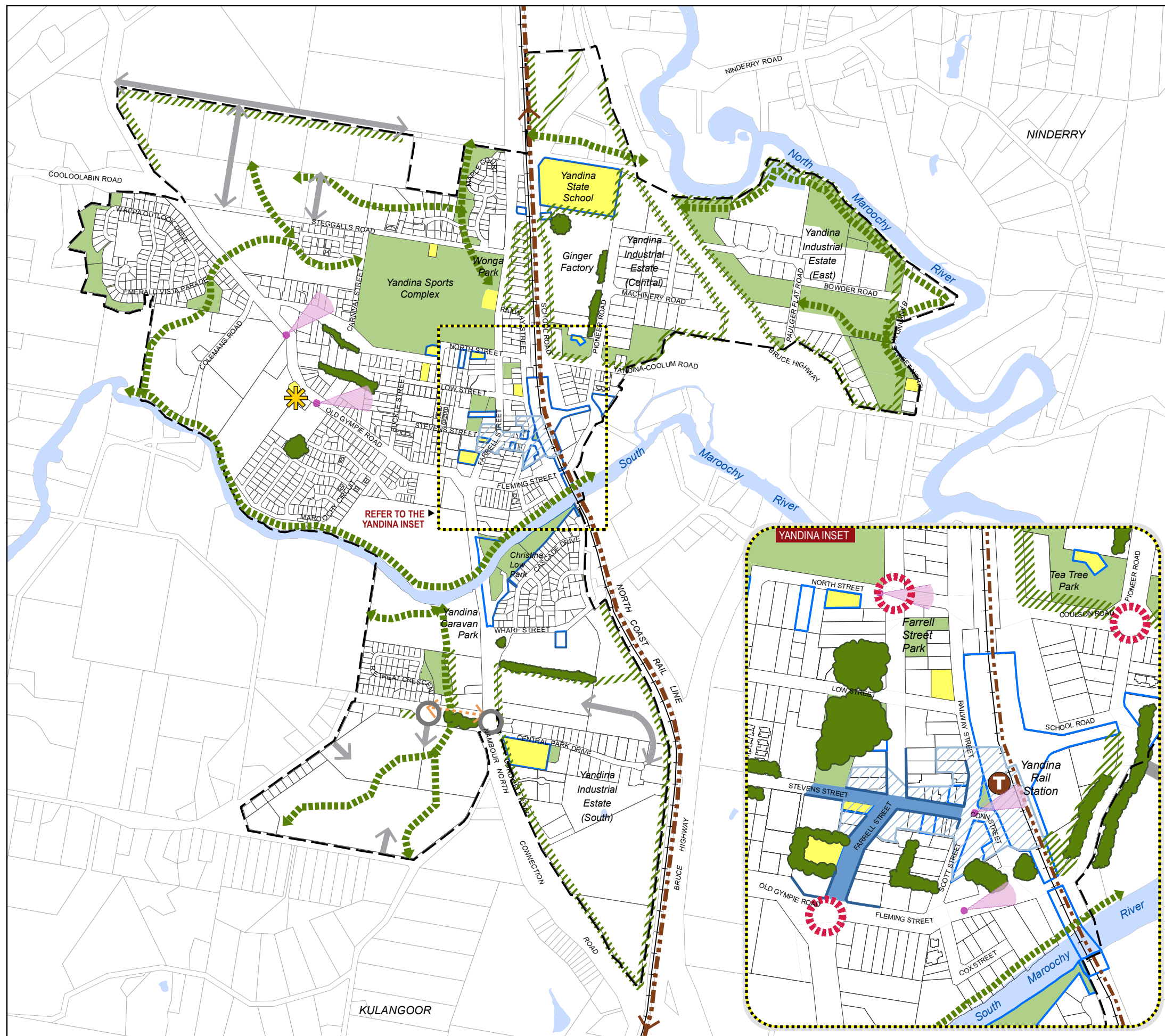
7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Yandina Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
PO2	Development provides for the retention and enhancement of key landscape	AO2.1	Development provides for the retention of historical landmarks, memorials and

Performance Outcomes		Acceptable Outcomes	
	intersections; and (d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.		
<u>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Steggalls Road</u>			
<u>PO24</u>	Development in the Low density residential zone north of Steggalls Road provides for lot sizes and a configuration of lots which:- (a) is sympathetic to the character of nearby existing residential areas; (b) are used predominantly for single household detached housing; and (c) appropriately transition to adjacent rural areas.	<u>AO24</u>	<u>In partial fulfilment of Performance Outcome PO24:-</u> <u>Reconfiguring a lot in the Low density residential zone north of Steggalls Road provides for an average lot size of at least 800m².</u>
<u>PO25</u>	Development in the Low density residential zone north of Steggalls Road:- (a) provides pedestrian and cycle links to improve accessibility to the Yandina town centre; (b) provides a safe, interconnected, permeable and legible road network to service development, including where identified on <u>Figure 7.2.27A (Yandina local plan elements)</u> ; (c) provides appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on <u>Figure 7.2.27A (Yandina local plan elements)</u> ; and (d) minimises the risk to people and property from flood events up to and including the <u>Probable Maximum Flood (PMF)</u> . <u>Note—A site-based flood risk assessment, prepared in accordance with the <i>State Planning Policy 2017</i> and associated guidance material, is required to demonstrate compliance with this performance outcome.</u>	<u>AO25</u>	<u>No acceptable outcome provided.</u>
<u>Development in the Community Facilities Zone South of Brandons Road and North of Steggalls Road</u>			
<u>PO26</u>	Development in the Community facilities zone south of Brandons Road and North of Steggalls Road:- (a) is of a scale and intensity that is compatible with the traditional rural town character; (b) occurs in accordance with an approved master plan for all lots included in the entire zone that provides for facility elements to be configured in a functionally efficient and integrated manner; (c) responds to and retains environmental features, including	<u>AO26</u>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	<p><u>significant vegetation and other ecologically important areas, including where identified on Figure 7.2.27A (Yandina local plan elements);</u></p> <p><u>(d) provides appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on Figure 7.2.27A (Yandina local plan elements); and</u></p> <p><u>(e) is sited to ensure all buildings are located on land above the <i>Probable Maximum Flood</i> (PMF).</u></p> <p><u>Note—A site-based flood risk assessment, prepared in accordance with the <i>State Planning Policy 2017</i> and associated guidance material, is required to demonstrate compliance with this performance outcome.</u></p>		
<u>Development in the Rural Zone (Lot 2 on RP913584)</u>			
<u>PO27</u>	<p><u>Development in the Rural zone on Lot 2 on RP913584 at 1 Ninderry Road, Bridges, may provide for a <i>Warehouse</i> (where for <i>caravan and boat storage</i>), provided that the use:-</u></p> <p><u>(a) is temporary in nature;</u></p> <p><u>(b) does not impact on the rural character and scenic amenity of the locality; and</u></p> <p><u>(c) minimises the risk to people and property from flood events up to and including the <i>Probable Maximum Flood</i> (PMF).</u></p> <p><u>Note—A site-based flood risk assessment, prepared in accordance with the <i>State Planning Policy 2017</i> and associated guidance material, is required to demonstrate compliance with this performance outcome.</u></p> <p><u>Note—A Flood Emergency Management Plan, which sets out procedures for evacuation due to flooding (including details of how property of consequence can be removed from site at short notice in a manner that does not present a burden for emergency services), may be used to demonstrate compliance with this performance outcome.</u></p>	<u>AO27</u>	<p><u><i>In partial fulfillment of Performance Outcome PO27:-</i></u></p> <p><u>Development in the Rural zone on Lot 2 on RP913584 at 1 Ninderry Road, Bridges, where for <i>caravan and boat storage</i>:-</u></p> <p><u>(a) does not result in the erection or construction of permanent structures (other than demountable buildings);</u></p> <p><u>(b) limits signage to the site's frontage directly adjoining the existing access point on Ninderry Road; and</u></p> <p><u>(c) incorporates a densely planted landscape buffer of sufficient width to visually screen development from adjoining rural lots and transport corridors as indicated on Figure 7.2.27A (Yandina local plan elements).</u></p>



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place^{Note 2}
- Character Area^{Note 2}
- Dedicated Public Transport Corridor
- Indicative Road Linkage/Access Point
- Pedestrian/Cycle Linkage
- Transit Hub
- Intersection Upgrade

Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

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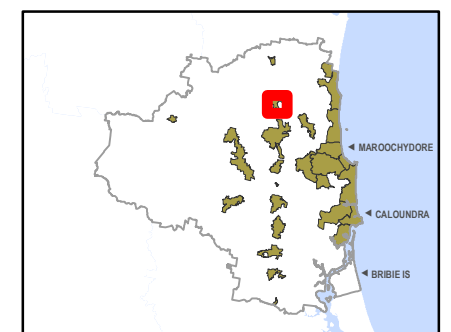
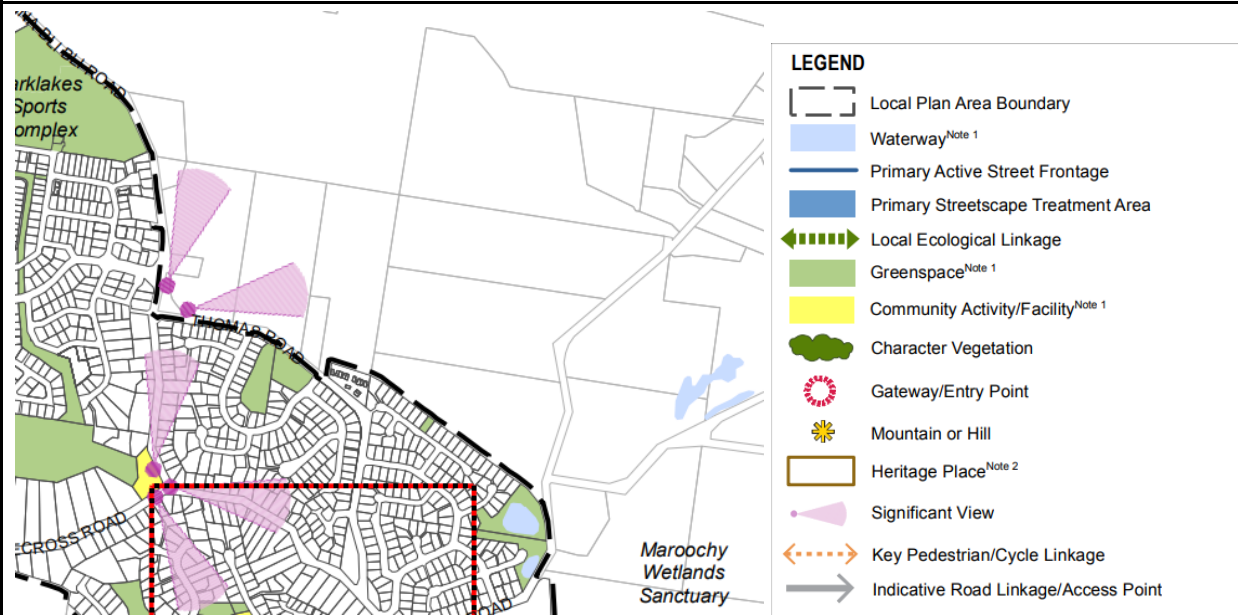


Figure 7.2.27A
(Yandina Local Plan Elements)

Appendix B Amendment schedule (mapping)

Figure 7.2.4A (Bli Bli Local Plan Elements)

Existing



Proposed

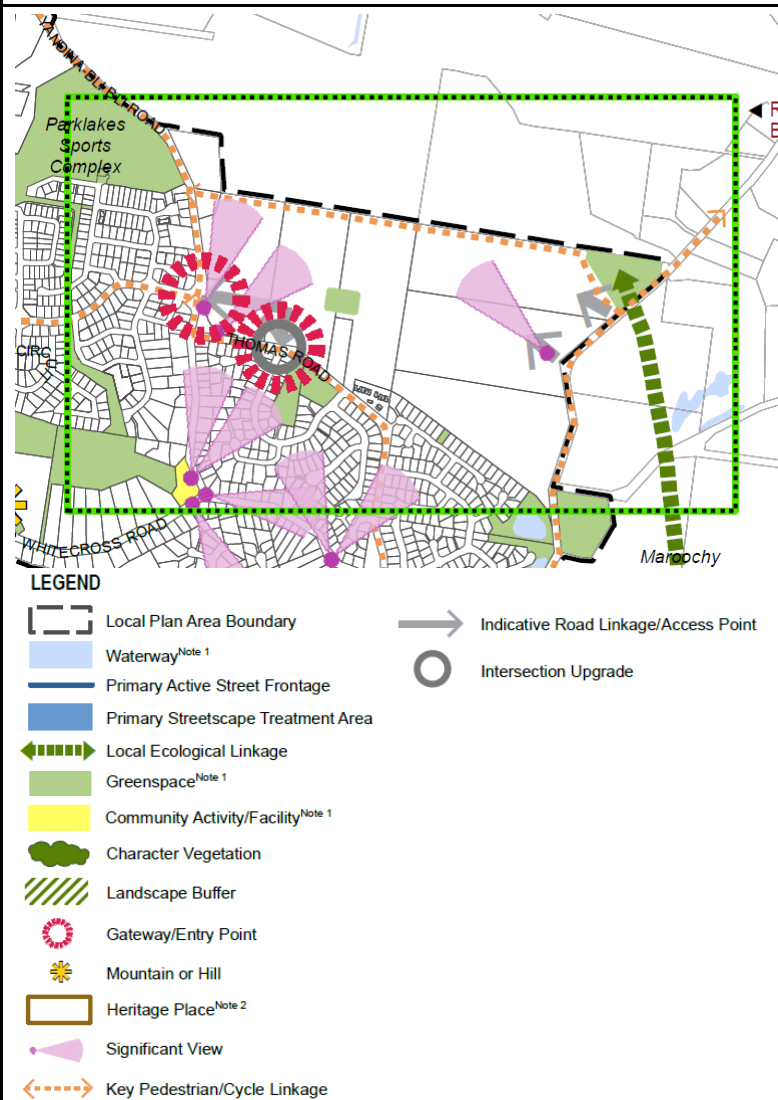


Figure 7.2.4B (Bli Bli Northern Village Master Plan)

Proposed

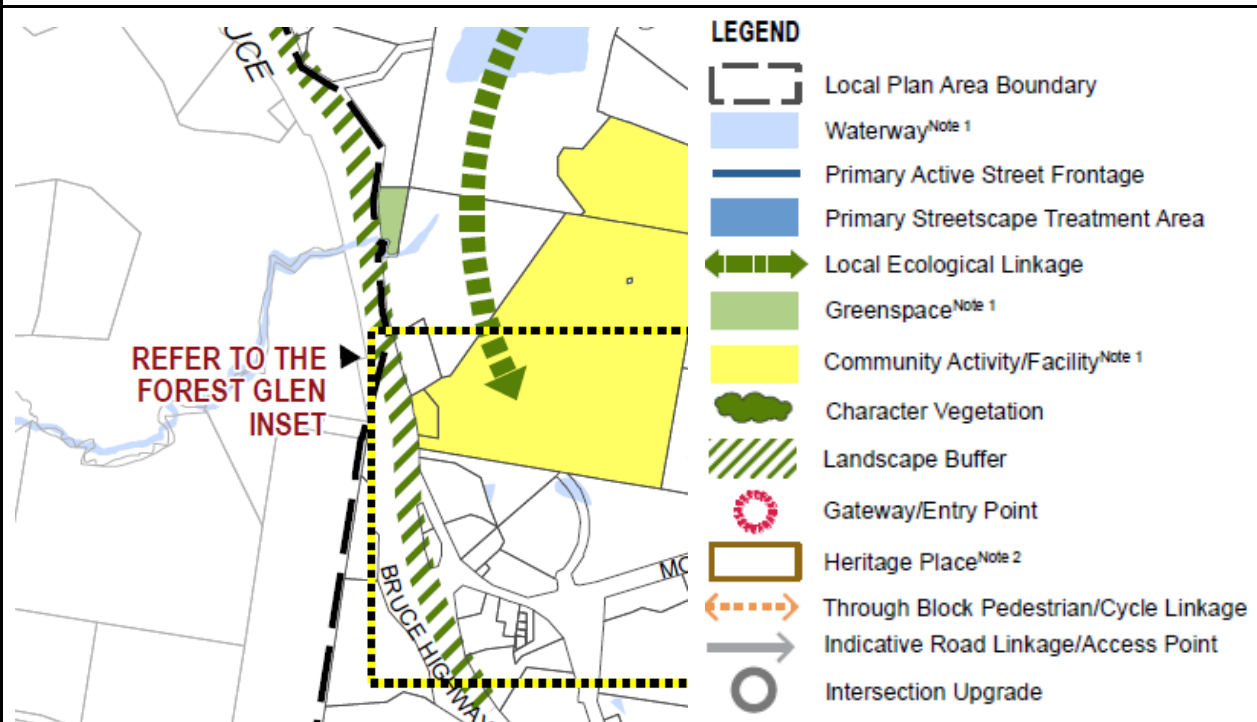


LEGEND

- Local Plan Area Boundary
- Low Density Residential Area
- Medium Density Residential Area
- Local Centre Area
- Detention/Flood Storage^{Note 1}
- Primary Active Street Frontage
- Secondary Active Street Frontage
- Primary Streetscape Treatment Area
- Greenspace^{Note 1}
- Local Park
- Character Vegetation
- Landscape Buffer
- Mountain or Hill
- Principal Pedestrian/Cycle Linkage
- Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Gateway/Entry Point
- Intersection Upgrade
- Car Parking
- Supermarket Floor Plate
- Public Plaza
- View Lines
- Indicative Vehicle Entry
- Indicative Service Vehicle Entry

Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha Local Plan Area Local Plan Elements)

Existing



Proposed

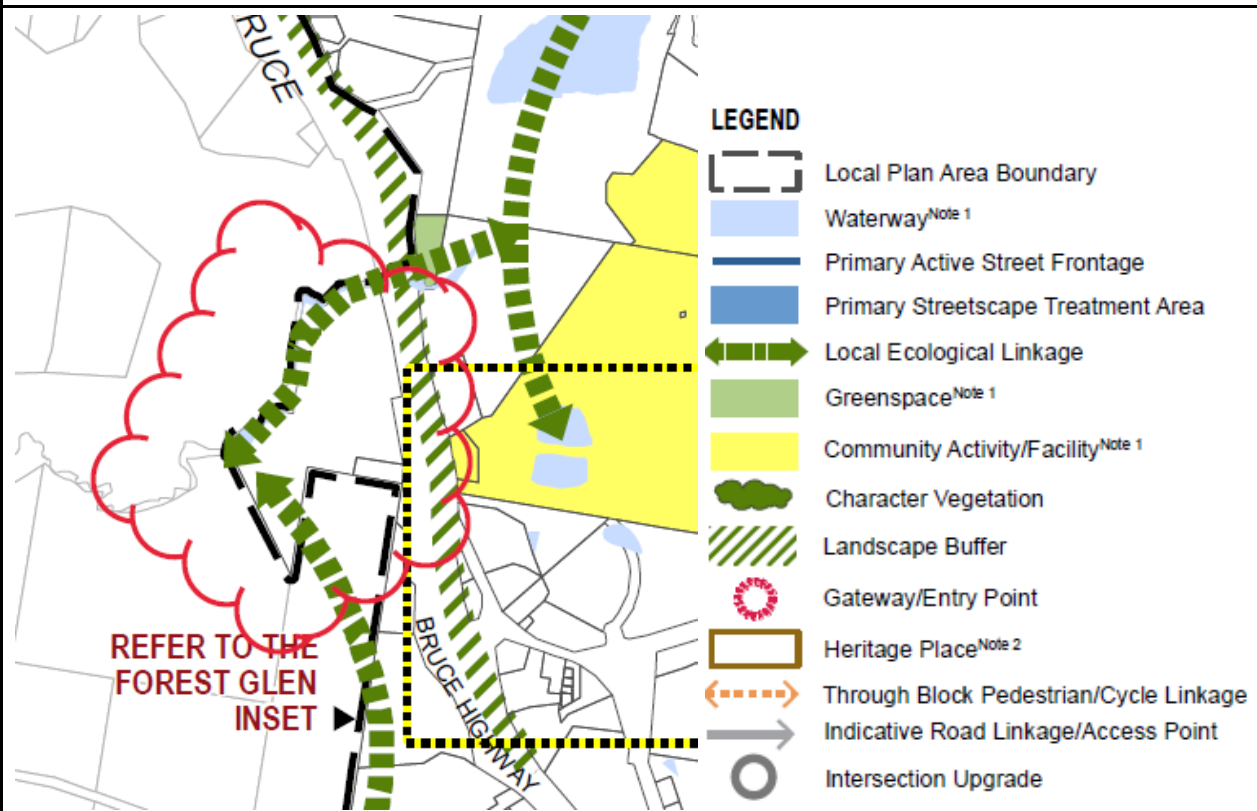


Figure 7.2.16A (Landsborough Local Plan Elements) - Landsborough Town East Site

Existing

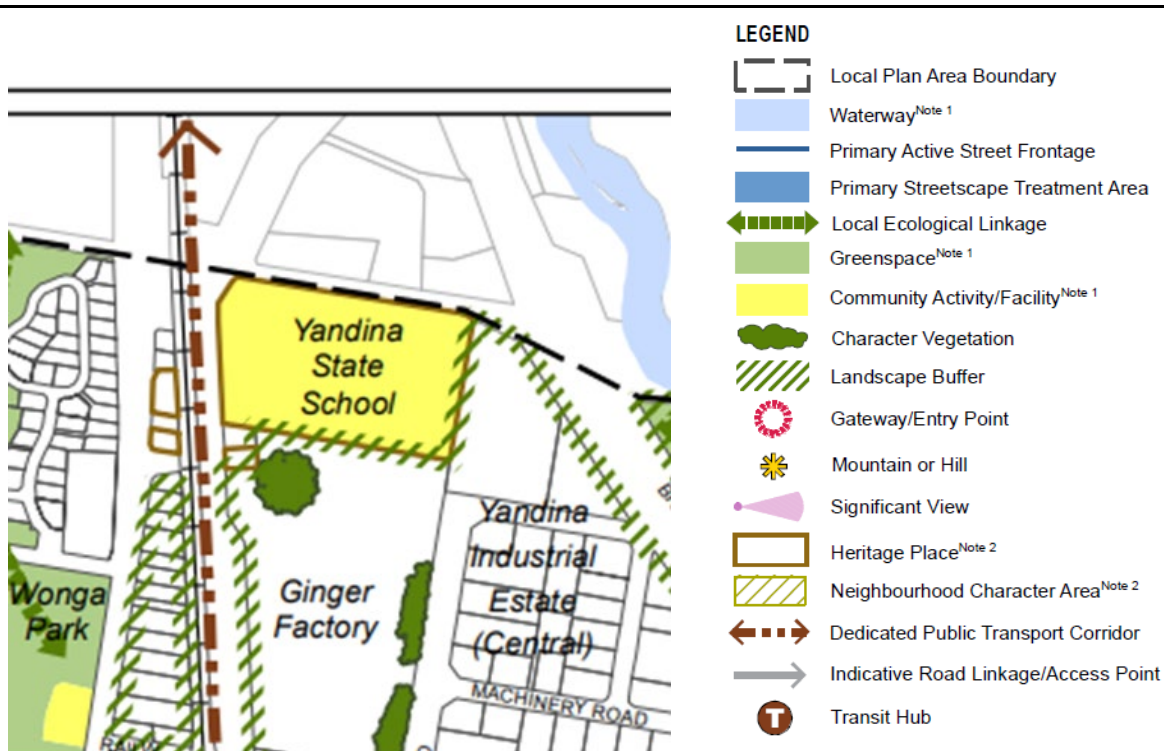


Proposed



Figure 7.2.27A (Yandina Local Plan Elements)

Existing



Proposed

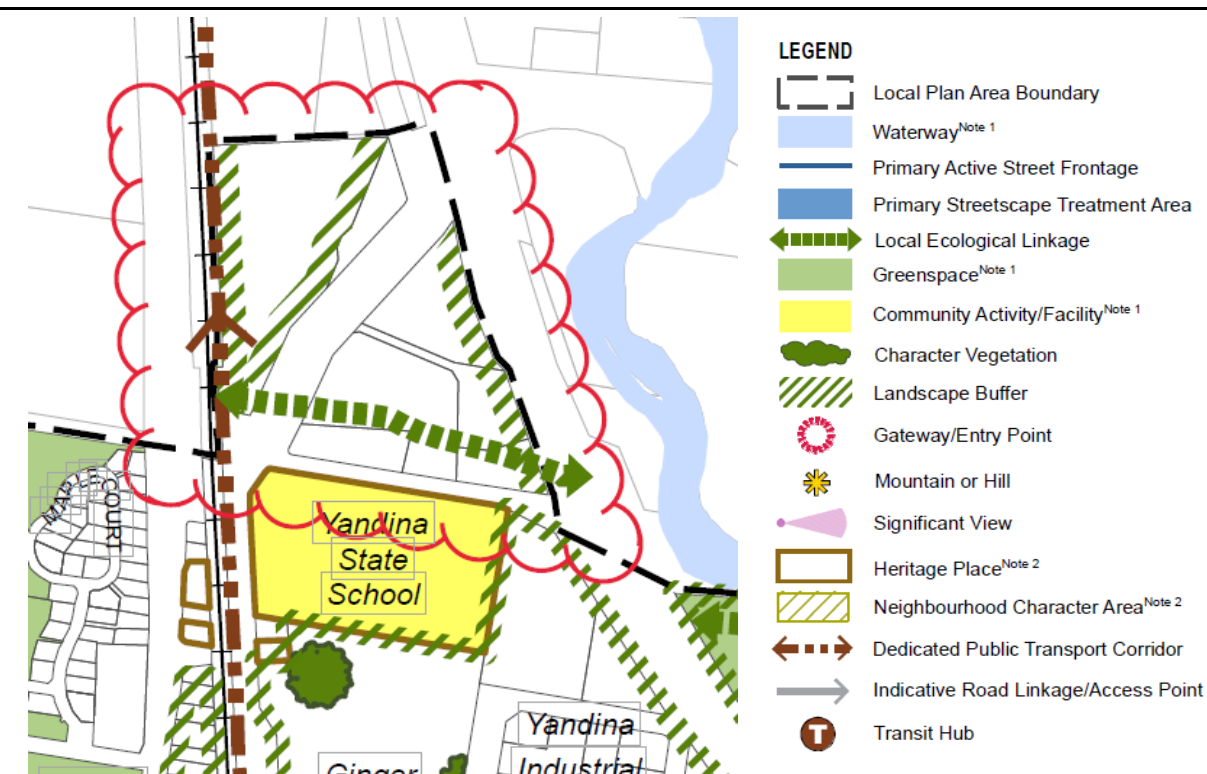
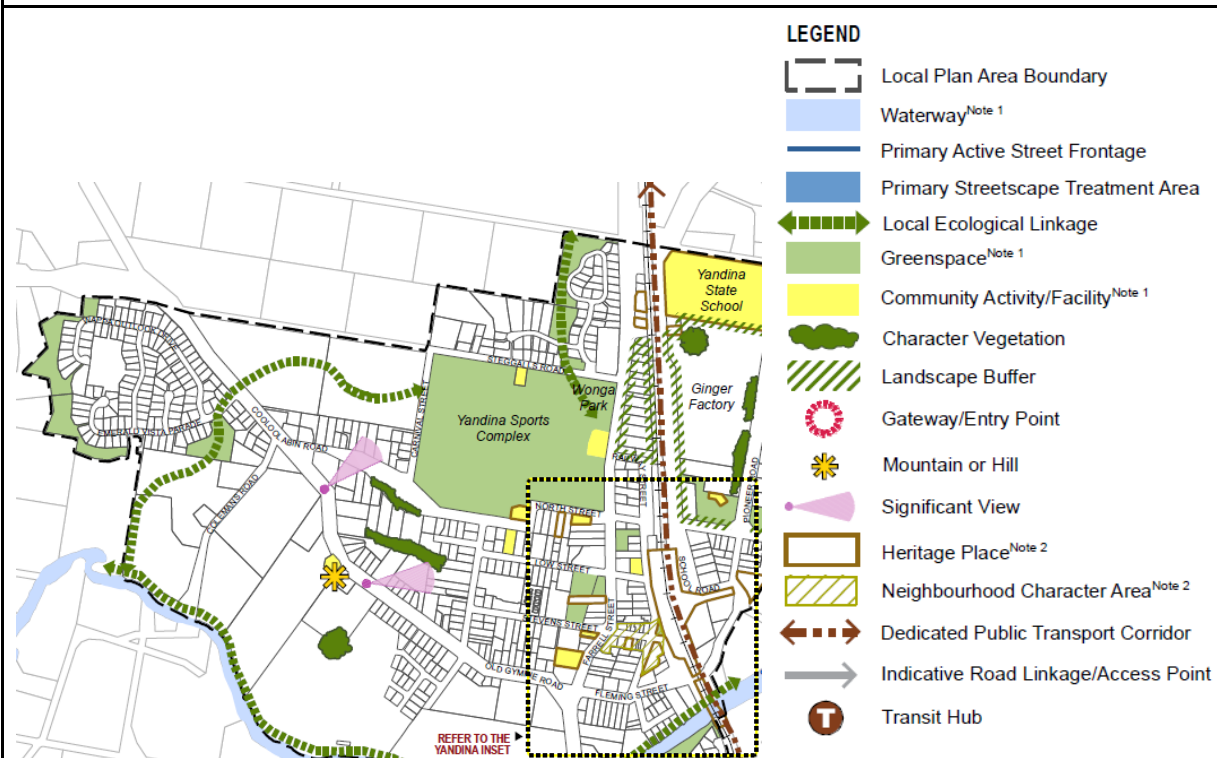
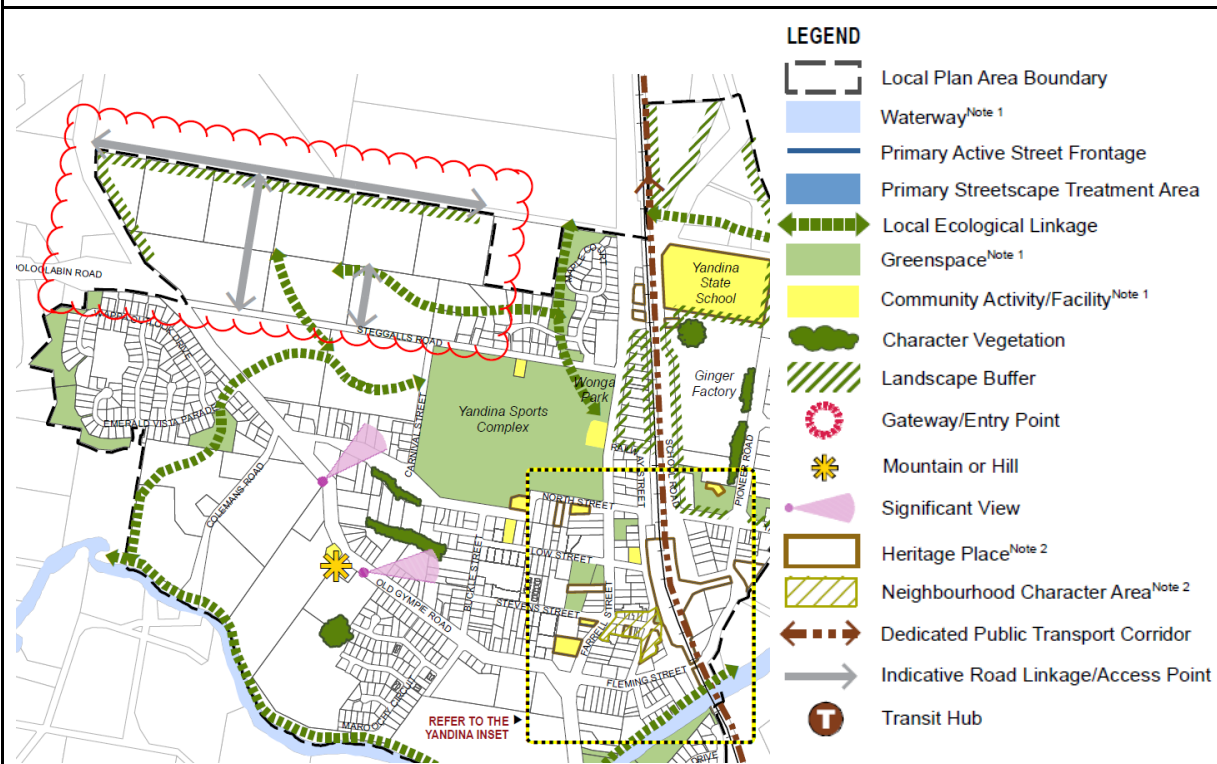


Figure 7.2.27A (Yandina Local Plan Elements)

Existing

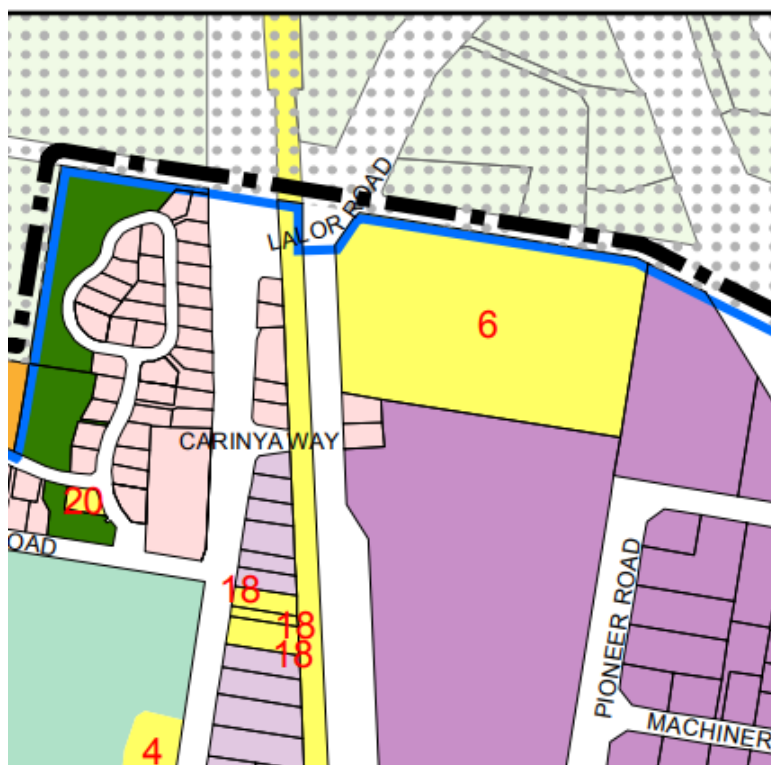


Proposed



Extract of Zone Map ZM8 (Yandina Local Plan Area) – Yandina North-East Site

Existing



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

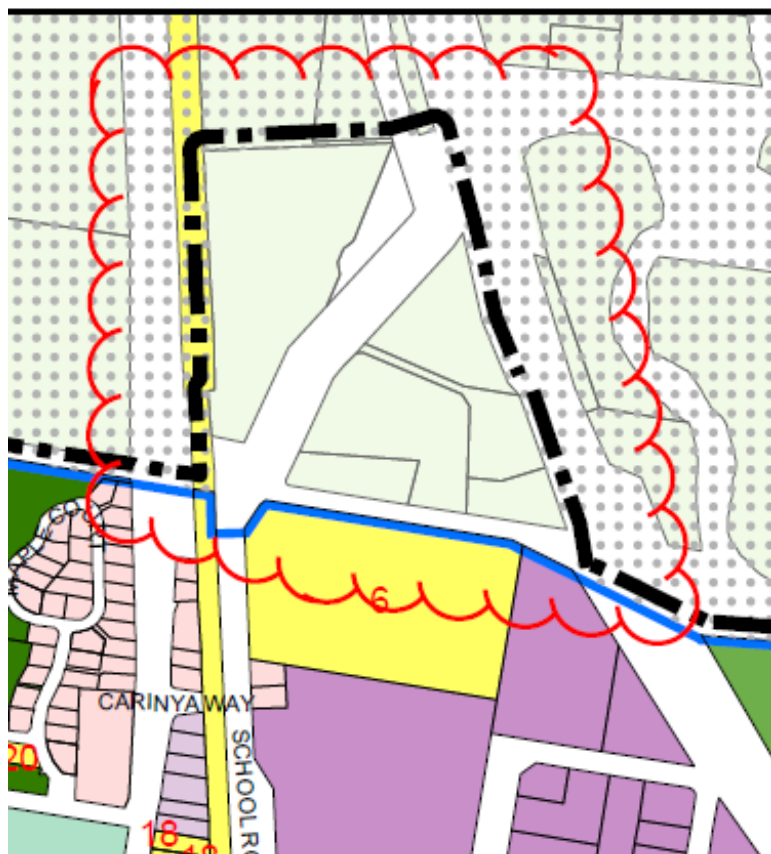
Other Zones Category

- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Proposed



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

Other Zones Category

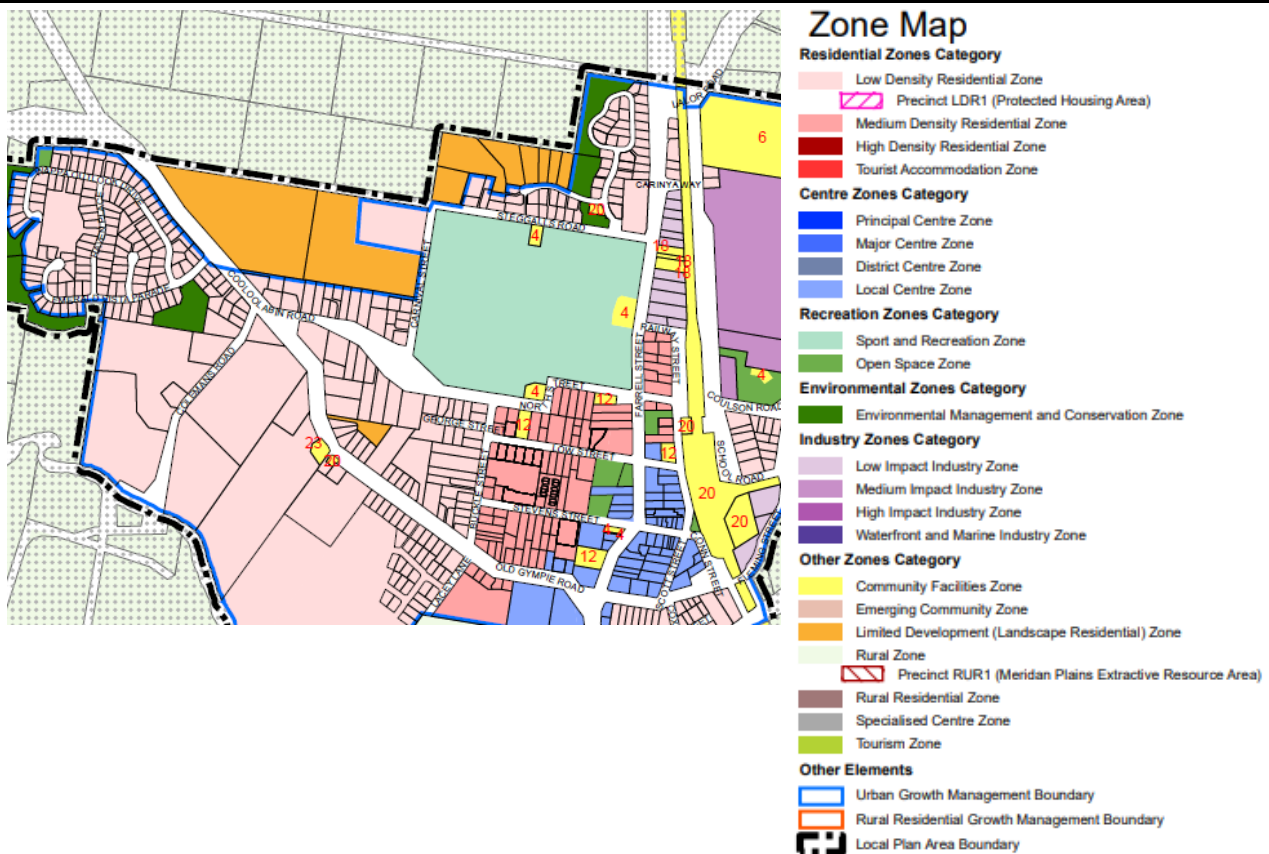
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

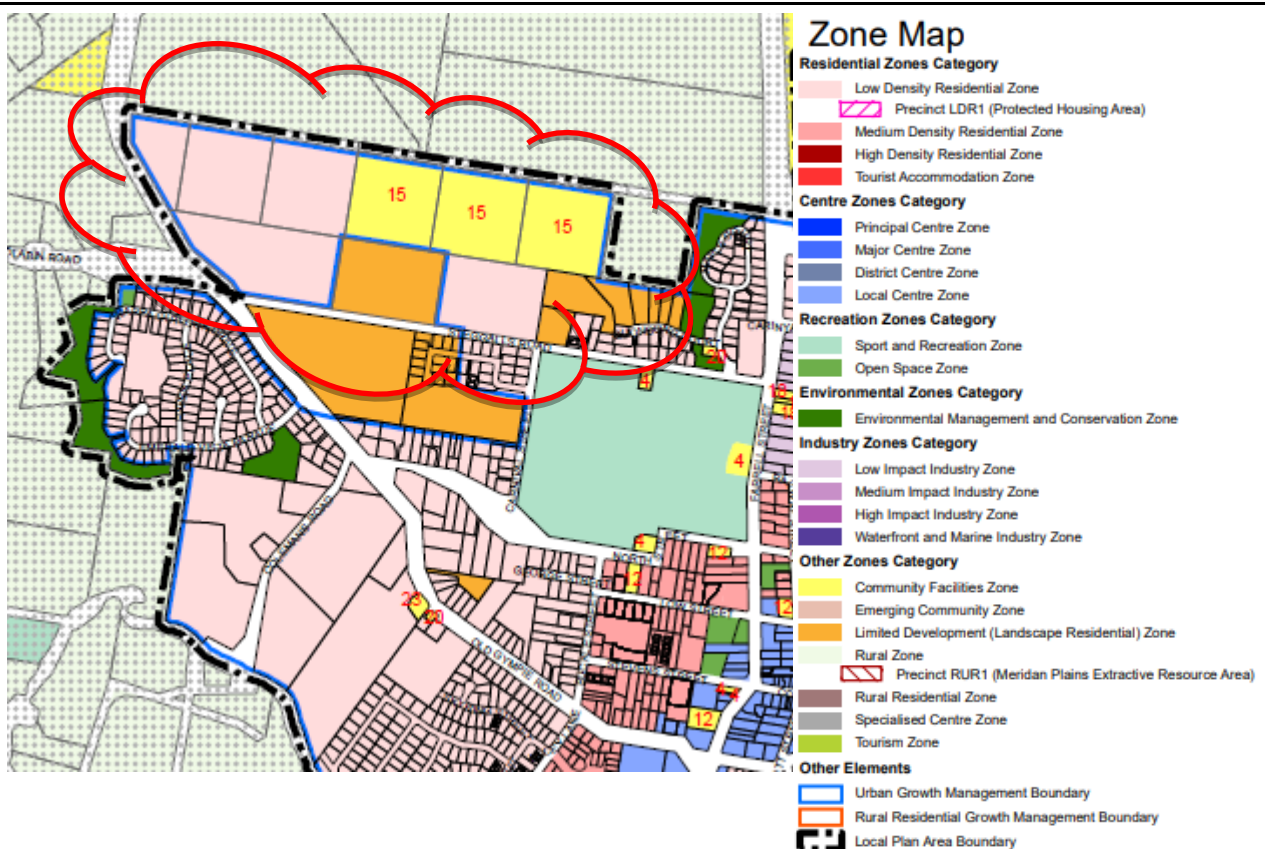
- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Extract of Zone Map ZM8 (Yandina Local Plan Area) – Yandina North Site

Existing

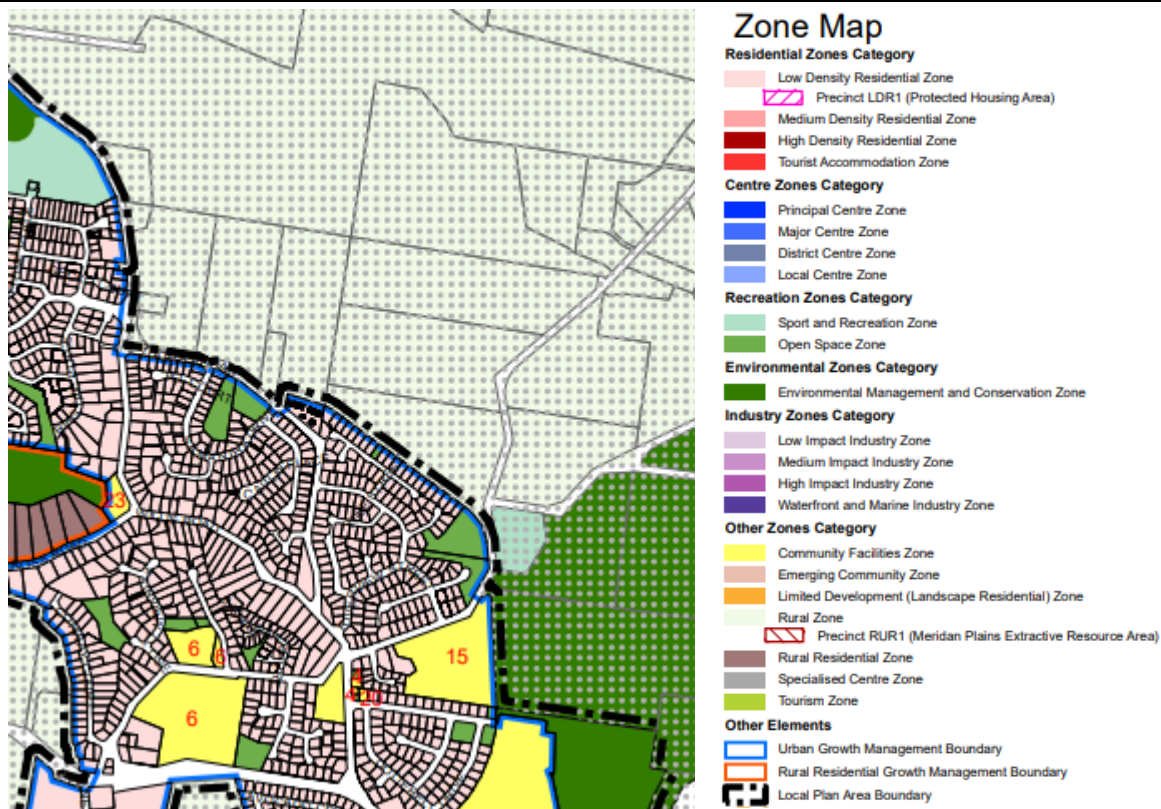


Proposed

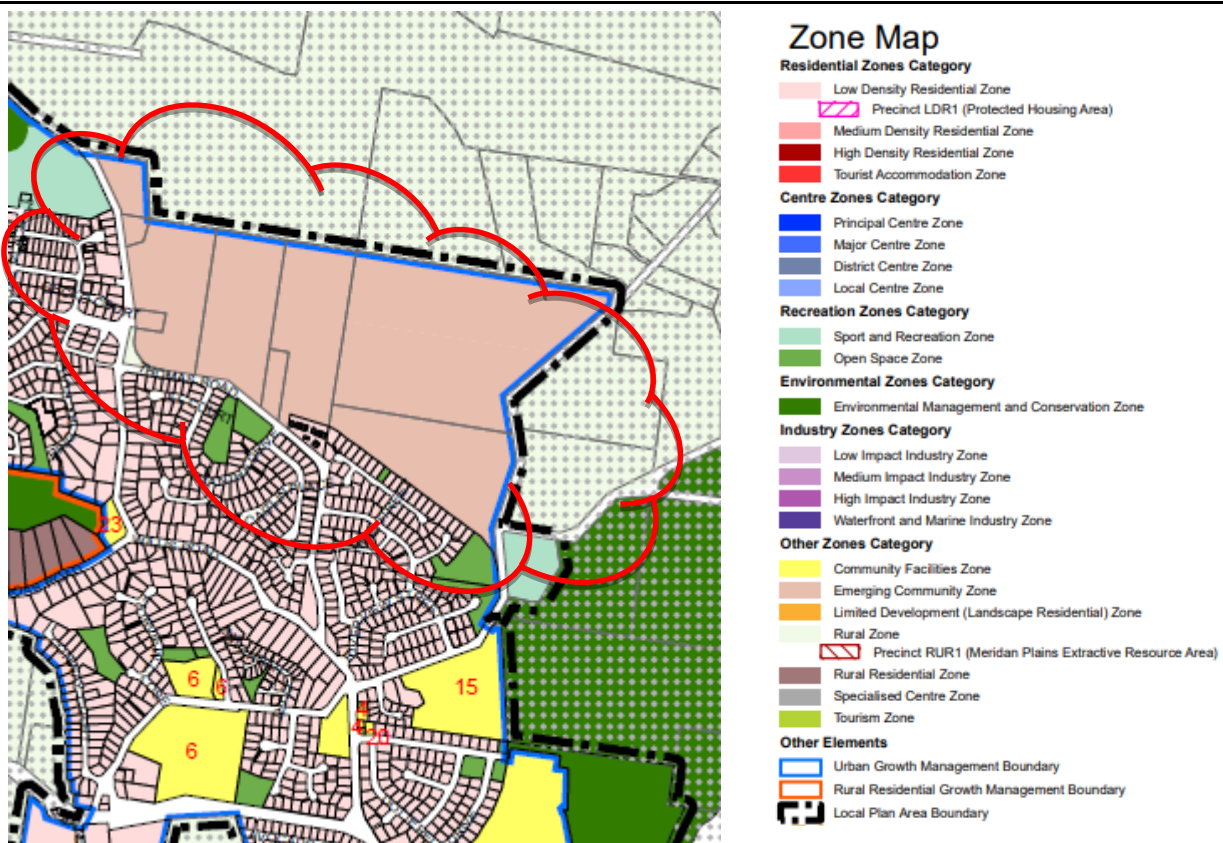


Extract of Zone Map ZM19 (Bli Bli Local Plan Area)

Existing

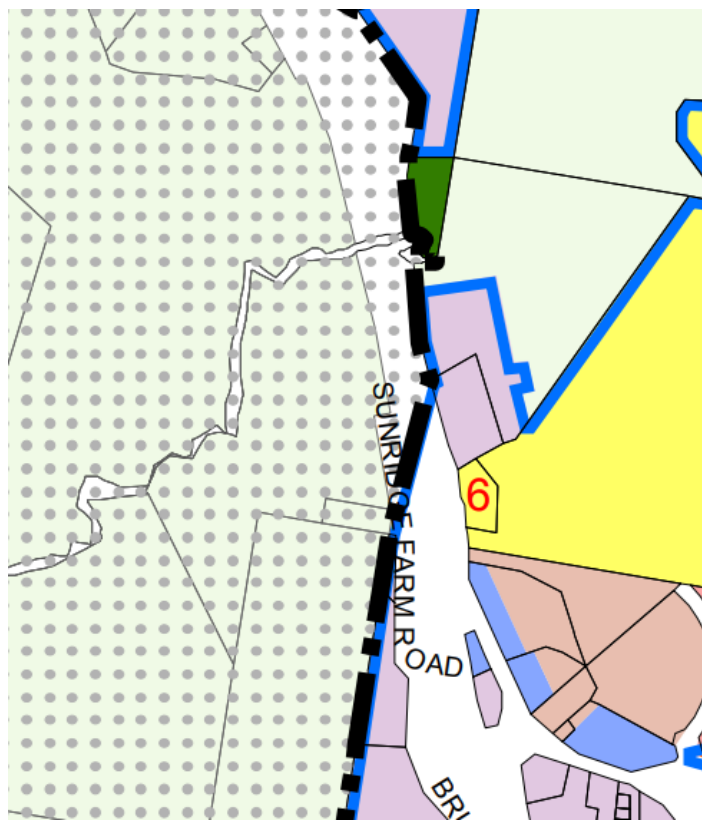


Proposed



Extract of Zone Map ZM31 Forest Glen / Kunda Park / Tanawha Local Plan Area) - Chevallum North and Forest Glen Sites

Existing



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

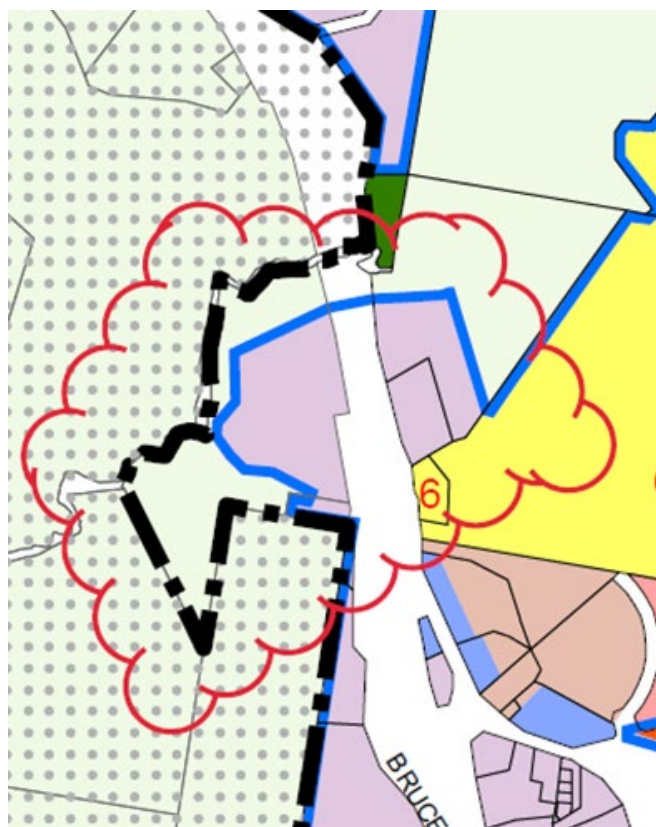
Other Zones Category

- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Proposed



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

Other Zones Category

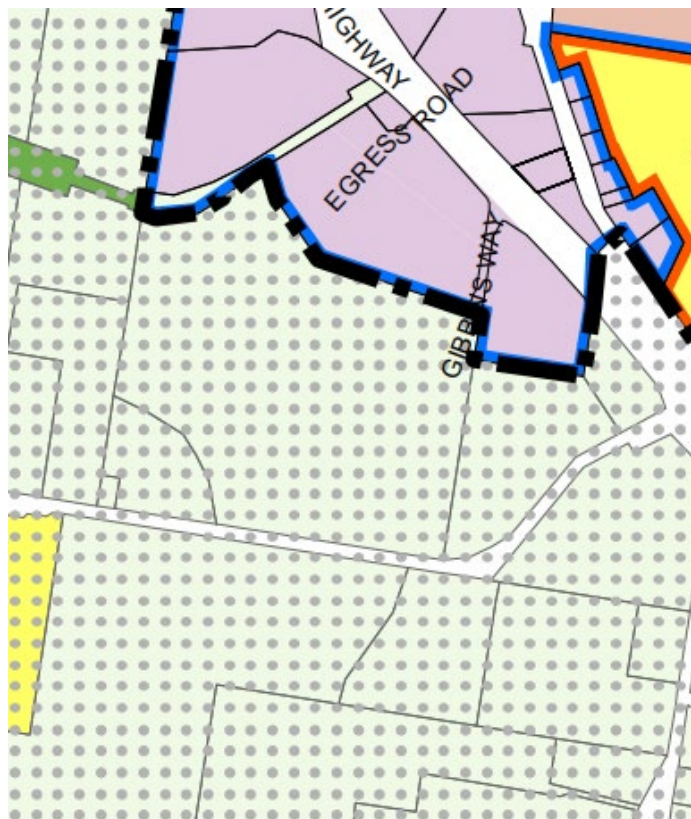
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Extract of Zone Map ZM31 Forest Glen / Kunda Park / Tanawha Local Plan Area) – Chevallum South Site

Existing



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

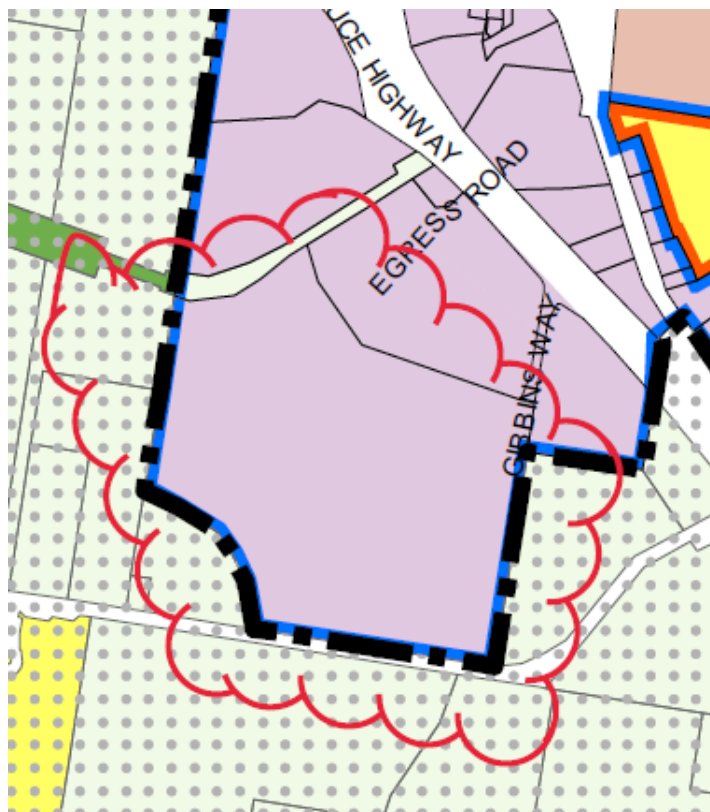
Other Zones Category

- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Proposed



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

Other Zones Category

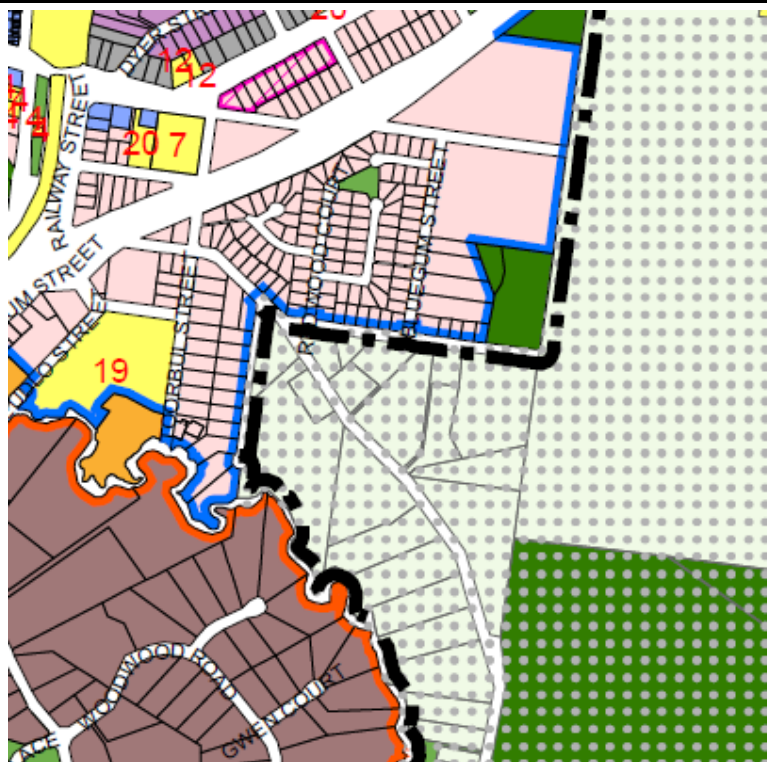
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Extract of Zone Map ZM42 (Landsborough Local Plan Area) – Landsborough Town East Site

Existing



Zone Map

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

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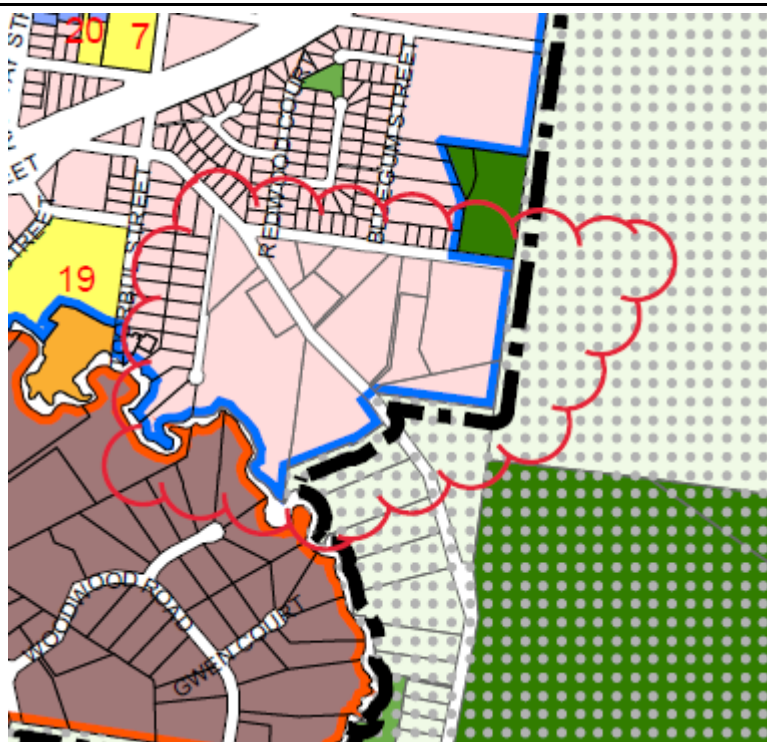
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Other Elements

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Proposed



Zone Map

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Other Zones Category

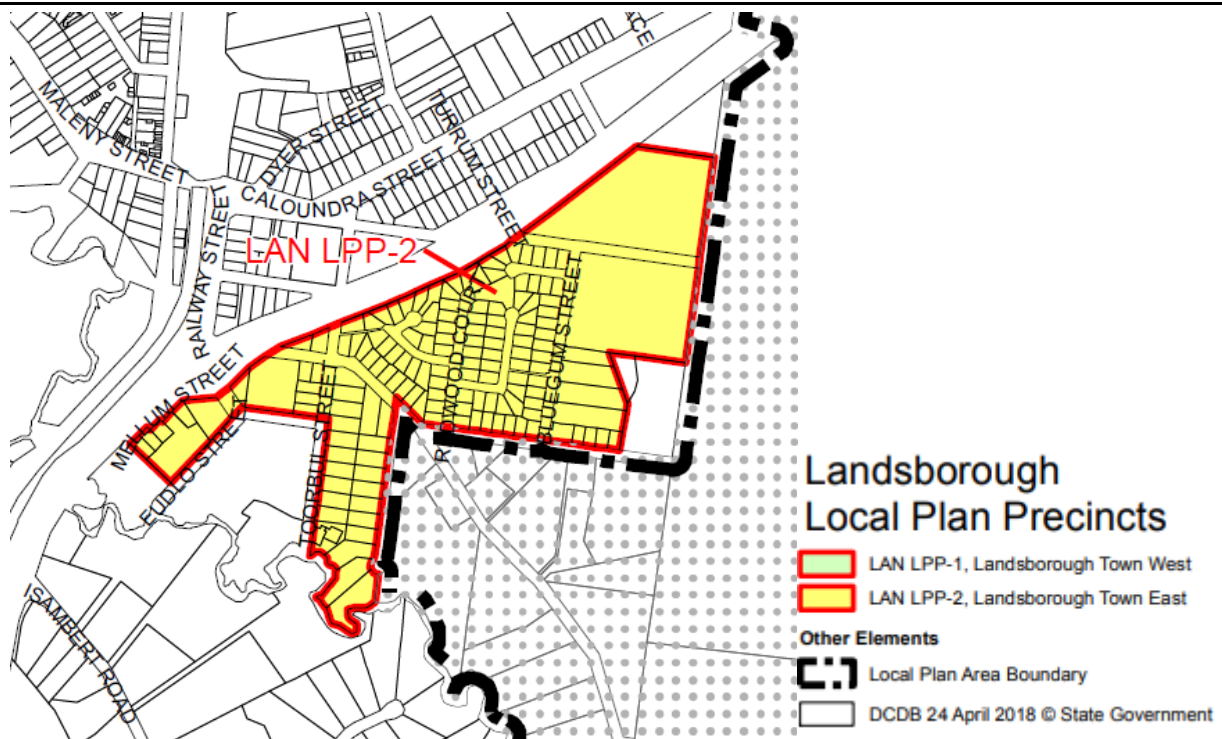
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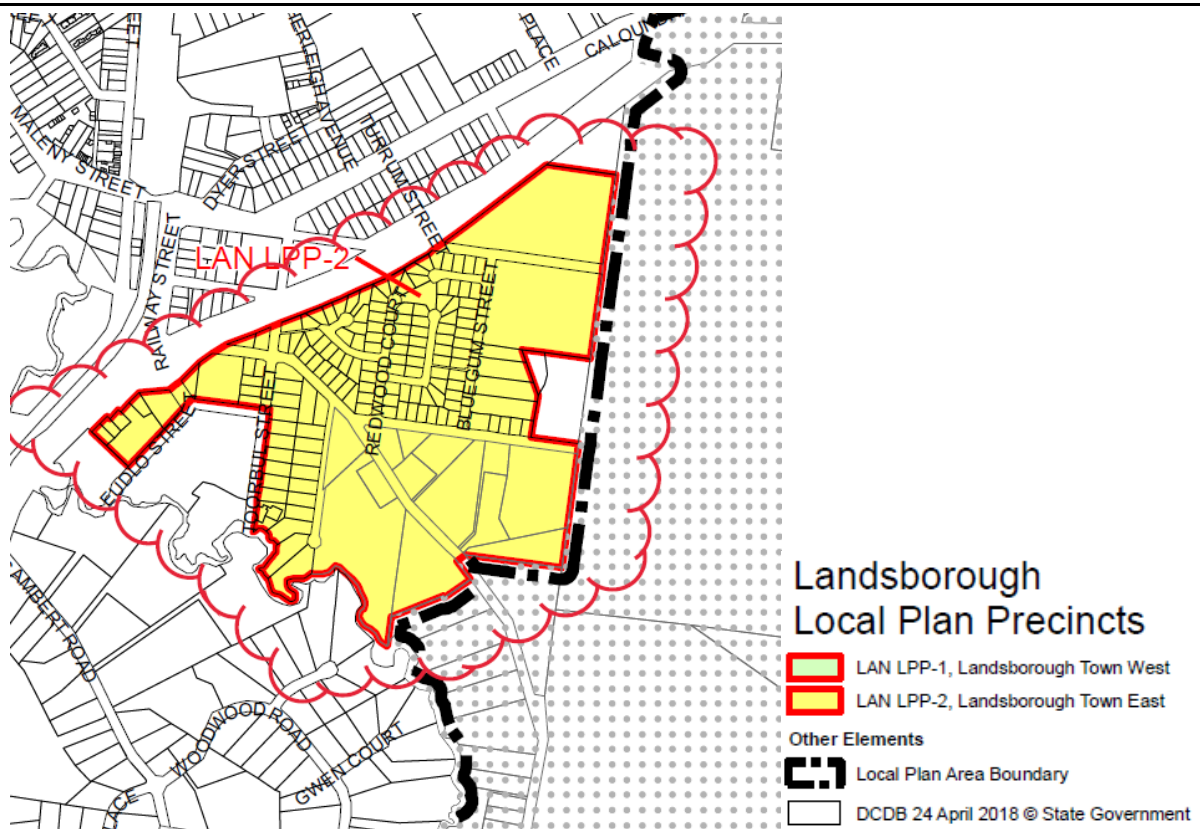
- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Local Plan Area Boundary

Extract of Local Plan Map LPM42 (Landsborough Local Plan Precincts)

Existing



Proposed



Extract of Overlay Map OVM19H (Height of Buildings and Structures Overlay Map)

Existing



Maximum Height of Buildings and Structures

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

Proposed



Maximum Height of Buildings and Structures

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

Specific Site Note 1 – a maximum *building height* of 12 metres may be established on the Bli Bli Northern Village site, generally located over the local centre area and medium density residential area, where nominated on an approved plan of development, under a variation approval.