

Amendment Instrument

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

Public consultation version

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]* – Site Specific and Editorial Matters.

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]* – Site Specific and Editorial Matters is to:-

- (a) Amend the zoning, overlays, local plan precincts/elements and/or planning scheme provisions relating to several specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan area, in order to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

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 6 (Zones)	Section 6.2.1 (Low density residential zone code), Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone).	Amend as shown in Appendix A
Part 6 (Zones)	Section 6.2.8 (Local centre zone code), Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim local plan code), Section 7.2.5.4 (Performance outcomes and acceptable outcomes), Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim Local Plan Code), Figure 7.2.5A	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Buderim Local Plan Elements).	
Part 7 (Local Plans)	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.24 (Peregian South local plan code), Figure 7.2.24A (Peregian South Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Section 7.2.25.4 (Performance outcomes and acceptable outcomes), Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Figure 7.2.25A (Sippy Downs Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.26 (Woombye local plan code), Figure 7.2.26A (Woombye Local Plan Elements).	Amend as shown in Appendix B
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.3 (Performance outcomes and acceptable outcomes), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Local Plan Area).	
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headland 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 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, where relevant, the Urban Growth Management Boundary, Rural Residential Growth Management Boundary, Urban Area land use category, Rural Residential Area land use category, Coastal Urban Setting and Rural Town Setting to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina Local Plan Area); Zone Map ZM27 (Woombye Local Plan Area); Zone Map ZM32 (Buderim Local Plan Area); and Zone Map ZM33 (Sippy Downs 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 (Functional Transport Hierarchy) Figure 9.4.8B(i) (Strategic Network of Pedestrian and Cycle Links (Pathways)) Figure 9.4.8B(ii) (Strategic Network of Pedestrian and Cycle 	<p>Amend the Urban Area and Rural Residential Area land use categories to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina Local Plan Area); Zone Map ZM27 (Woombye Local Plan Area);

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Links (On Road Cycleways)) <ul style="list-style-type: none"> Figure 9.4.8C (Strategic Network of Public Transport Links) 	<ul style="list-style-type: none"> Zone Map ZM32 (Buderim Local Plan Area); and Zone Map ZM33 (Sippy Downs Local Plan Area).
Schedule 2	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	Amend to reflect amendment to zones as shown in Appendix B
Schedule 3 (Local Government Infrastructure Plan (LGIP) Mapping and Tables)	LGIP Map PIA32 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect amendment to zones as shown in Appendix B

Appendix A Amendment schedule (text)

Part 6 (Zones), Section 6.2.1 (Low density residential zone code)

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	(a) <i>Relocatable home park</i>
(b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(b) <i>Rooming accommodation</i>
(c) <i>Dwelling house</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling unit</i>	
(e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
(f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based activity)	None
(b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MARK LPP-35 – Maud Street/Sugar Road)	
(c) <i>Sales office</i>	
(d) <i>Shop</i> (where a <i>corner store</i>)	
Community activities	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Residential care facility</i> (b) <i>Retirement facility</i>
Business activities	
(a) <i>Agricultural supplies store</i> (b) <i>Bar</i> (where located in a local (full service) activity centre or where for a <i>prescribed rooftop use</i>) (c) <i>Car wash</i> (where located in a local (full service) activity centre) (d) <i>Food and drink outlet</i> (other than where incorporating a <i>drive-through facility</i> or where for a <i>high volume convenience restaurant</i>) (e) <i>Function facility</i> (f) <i>Funeral parlour</i> (g) <i>Garden centre</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (h) <i>Hardware and trade supplies</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Health care services</i> (j) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (k) <i>Hotel</i> (where located in a local (full service) activity centre or where for a <i>prescribed rooftop use</i>) (l) <i>Market</i> (m) <i>Office</i> (n) <i>Sales office</i> (o) <i>Service station</i> (where located in a local (full service) activity centre) (p) <i>Shop</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (q) <i>Shopping centre</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (r) <i>Veterinary services</i>	(a) <i>Bar</i> (other than as specified in column 1) (b) <i>Theatre</i> (other than a multiplex cinema) (b)(c) <i>Service station</i> (where located in a local (not full service) activity centre and replacing an existing <i>service station</i>)
Industrial activities	
(a) <i>Low impact industry</i> (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) <i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (b) <i>Indoor sport and recreation</i> (c) <i>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation</i> (where a <i>local utility</i>)	None

Performance Outcomes		Acceptable Outcomes	
Development in the Low Density Residential Zone			
PO12	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that maintain the low density character and amenity of neighbourhoods.	AO12	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
PO13	Development maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO13	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on Local Plan Map LPM32:- (a) does not provide for the creation of any additional lots; (b) provides for all buildings and structures to be set back at least 10 metres from Gloucester Road; and (c) blends development into the landscape so as to retain the integrity of the open <i>streetscape</i> in this part of Buderim.
Development in the Low Density Residential Zone in Precinct LDR1 (Protected Housing Area) (22 Dixon Road, Buderim (Lot 11 RP883261))			
PO14	<u>Reconfiguring a lot in the Low density residential zone in Precinct LDR1 (Protected Housing Area) at 22 Dixon Road, Buderim (Lot 11 RP883261) provides for a maximum of two (2) lots.</u>	AO14	<u>No acceptable outcome provided.</u>
Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)			
PO145	Development in the Emerging community zone on Lot 46 C31729, situated at Endota Street, Buderim:- (a) provides for an integrated development outcome over the whole of the <i>site</i> ; (b) minimises the visual impact of development on the Buderim escarpment; (c) preserves native <i>vegetation</i> areas and escarpment areas as undeveloped land; (d) restores escarpment areas which have previously been subject to vegetation clearing; (e) includes native <i>vegetation</i> areas and escarpment areas in <i>public open space</i> or another appropriate form of protective tenure; (f) provides for low intensity development only at a maximum density of 4 <i>equivalent dwellings</i> per hectare; and (g) provides for development to be clustered or otherwise configured in a manner that minimises the need for <i>vegetation clearing</i> or landform modification and blends development into the landscape such that there is only minimal exposure of built form elements when the <i>site</i> is viewed from other local plan areas.	AO145	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and/or other land for community purposes in Caloundra Centre.		
Development on Key Site 6 (Kronks Motel)			
PO38	<p>Development provides for Key Site 56 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design; (c) a building form which:- <ul style="list-style-type: none"> (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment); (d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset); (e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and (f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas. 	AO38	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	<p>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <ul style="list-style-type: none"> (a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra 	AO39	No acceptable outcome provided.

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-~~65~~ (Maud Street/Sugar Road).
- (aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

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

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of culs-de-sac and <i>rear lots</i> .	AO16.1 AO16.2	Development in the Low density residential zone in Toral Drive and <u>south of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> of 1 hectare; and (b) avoids the creation of <i>rear lots</i> and culs-de-sac. <u>Development in the Low density residential zone north of Jorl Court:-</u> (a) provides for the amalgamation of lots to create a minimum development <i>site</i> (excluding any land in the Environmental management and conservation zone) of 5,000m ² ; and (a)(b) avoids the creation of <i>rear lots</i> and culs-de-sac.
PO17	<u>Development in the Low density residential zone in Toral Drive and Jorl Court:-</u> (a) <u>is sited and designed in a manner which is responsive to local flooding and drainage constraints; and</u> (b) <u>provides adequate drainage and management of stormwater.</u>	AO17.1 AO17.2	<u>In partial fulfilment of Performance outcome PO17</u> <u>Development in the Low density residential zone on Lots 25 and 26 RP843835:-</u> (a) provides a drainage system, that conveys all stormwater runoff west to a lawful point of discharge; and (b) preserves or provides infrastructure or earthworks on the western boundary of Lot 25 RP843835, that contains flood flows to the western drain. <u>Development in the Low density residential zone on the northern side of Jorl Court:</u> (a) provides a drainage system that drains north directly to Mountain Creek through the existing drainage easements within the Environmental management and conservation zone; and (b) results in the land areas covered by the existing drainage easements

Performance Outcomes		Acceptable Outcomes	
			<p><u>being transferred to Council as drainage reserve.</u></p> <p><u>Editor's note—the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of drainage infrastructure.</u></p>
PO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for transport infrastructure, including road reserve widening where necessary, on-street parking and active transport, to safely and efficiently service development and improve traffic flow, consistent with the operation of a Neighbourhood collector street.</u></p>	AO18	<p><u>Development in the Low density residential zone in Toral Drive and Jorl Court provides for:-</u></p> <p><u>(a) a footpath on the northern Jorl Court verge and a footpath on both sides of Toral Drive;</u></p> <p><u>(b) indented on-street parking to create sufficient carriageway width to accommodate on-street parking on both sides of Toral Drive and Jorl Court, whilst maintaining at least one moving vehicle lane in between; and</u></p> <p><u>(c) regular through-vehicle passing opportunities along Toral Drive and Jorl Court.</u></p> <p><u>Editor's note—the Planning Scheme Policy for the transport and parking code and the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of transport infrastructure.</u></p>
Development in the Medium Density Residential Zone			
PO17	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities;</p> <p>(b) contributes positively to local <i>streetscape</i> character;</p> <p>(c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.</p>	AO17	No acceptable outcome provided.
PO18	<p>Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.</p>	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	<p>Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:-</p> <p>(a) any commercial/retail development to be limited to small scale local convenience goods and services only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p>	AO19	No acceptable outcome provided.

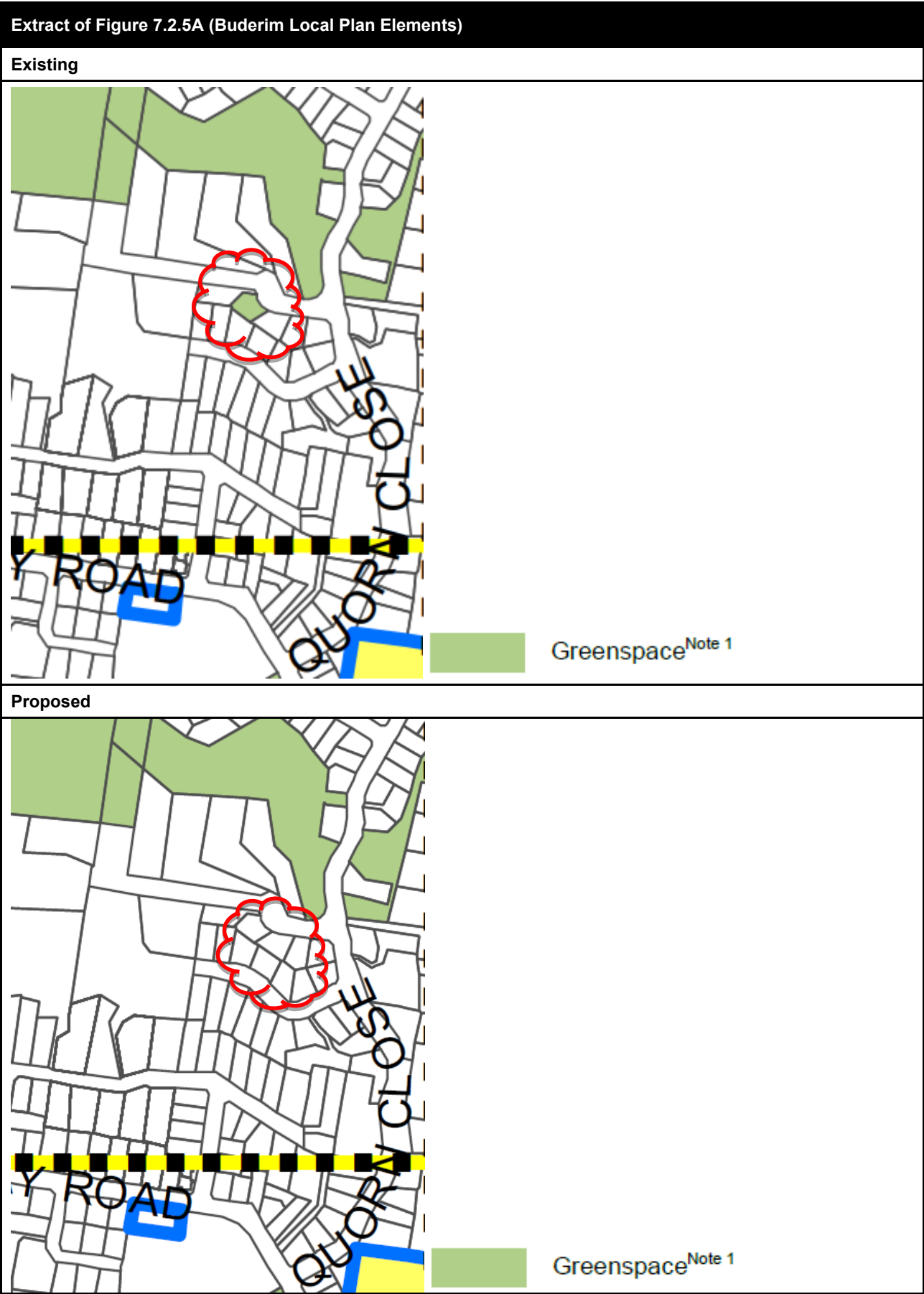
Part 9 (Development Codes), Section 9.3.6 (Dwelling house code)

Performance Outcomes		Acceptable Outcomes	
			provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ RS-049, RS-050 and RS-056 as applicable; and (b) AS/NZ 2890.1 - 2004 Parking facilities – Off-street parking.
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Where located in an <i>urban zone</i> , the <i>secondary dwelling</i> is located on a 'traditional lot' in order to:- (a) protect neighbourhood character; (b) provide an acceptable level of amenity to occupants of the <i>site</i> and neighbouring <i>dwellings</i> ; and	AO11	Where located in an <i>urban zone</i> and there is no approved plan of development (nominating lots for <i>secondary dwellings</i>), the <i>secondary dwelling</i> is located on a lot which:- (a) has a minimum area of 600m ² ; and (b) is regular in shape (i.e. square or

Performance Outcomes		Acceptable Outcomes	
	surrounding premises.		less than 200mm. OR Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i> . Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code .
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO16	The <i>dwelling house</i> :- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	AO16.1 AO16.2 AO16.3 AO16.4	The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i> . The total footprint of the <i>dwelling house</i> , including any associated garage, carport or shed, does not exceed 280m ² . The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey. The <i>dwelling house</i> incorporates one of the following roof designs:- (a) gable roof; (b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO17	The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO17	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road. Note—AO17 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-42 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO18	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and	AO18	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO18.1 alternative provision to QDC.

Appendix B Amendment schedule (mapping)

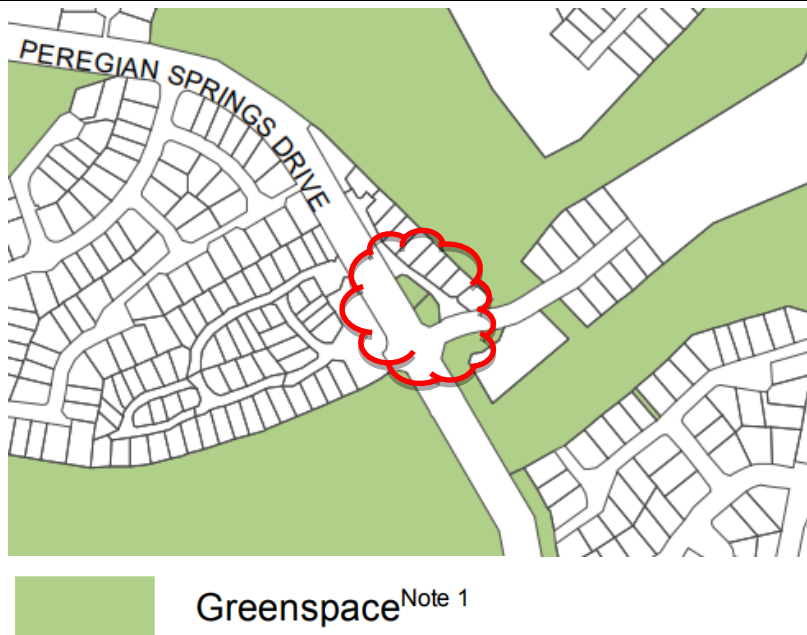
Section 7.2.5 (Buderim Local Plan Code)



Section 7.2.24 (Peregian South local plan code)

Extract of Figure 7.2.24A (Peregian South Local Plan Elements)

Existing



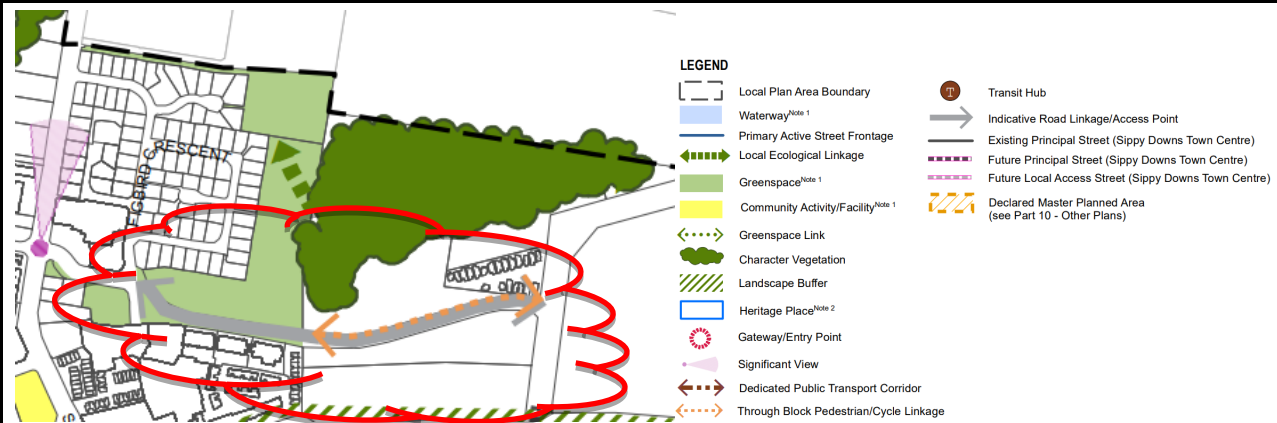
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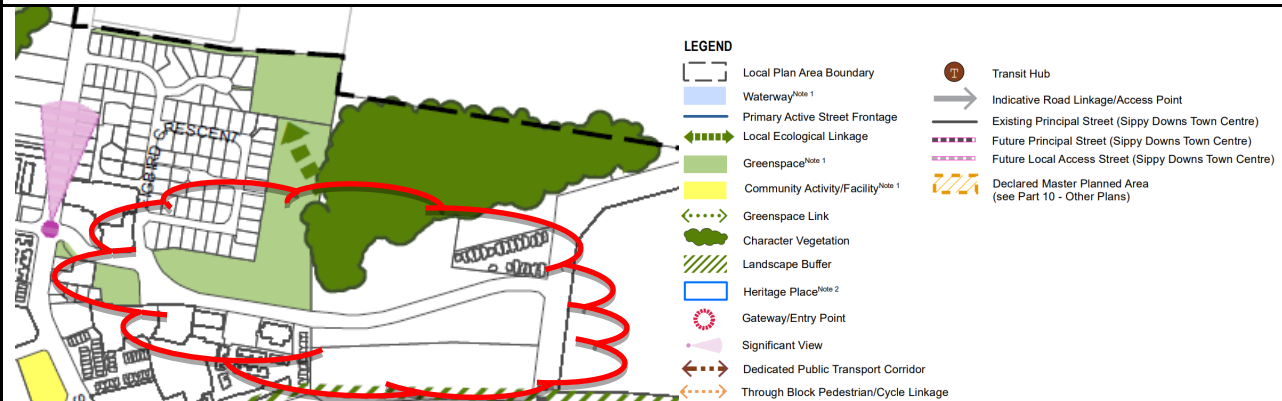
Section 7.2.25 (Sippy Downs local plan code)

Extract of Figure 7.2.25A (Sippy Downs Local Plan Elements)

Existing



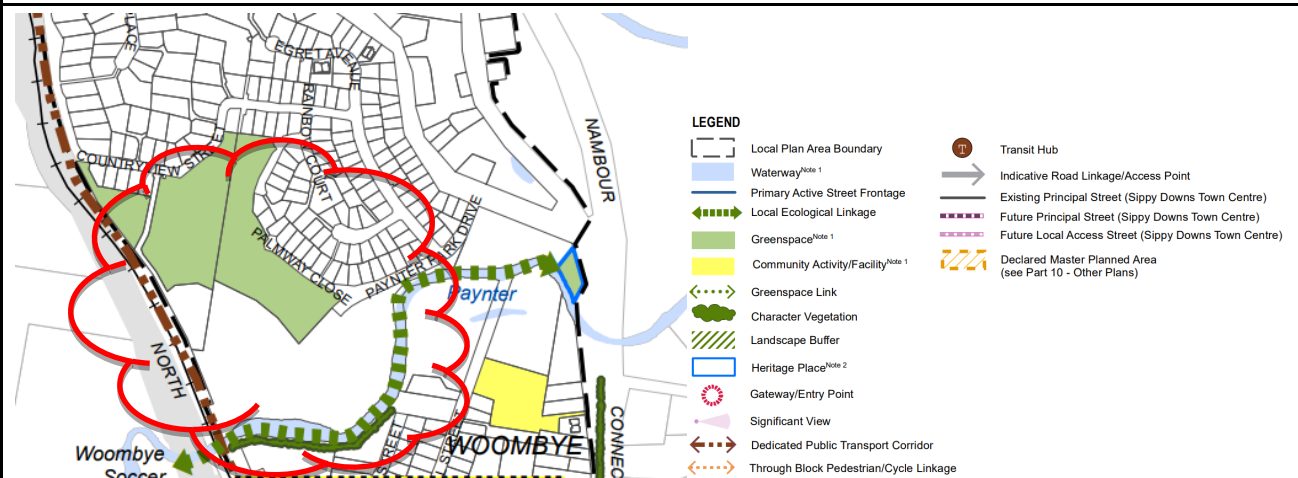
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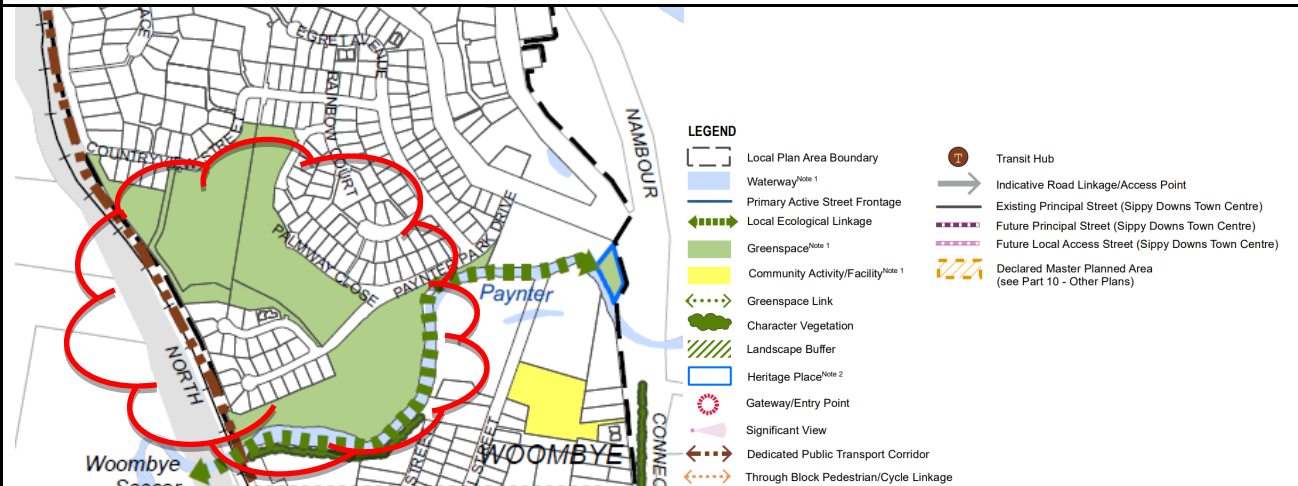
Section 7.2.26 (Woombye local plan code)

Extract of Figure 7.2.26A (Woombye Local Plan Elements)

Existing



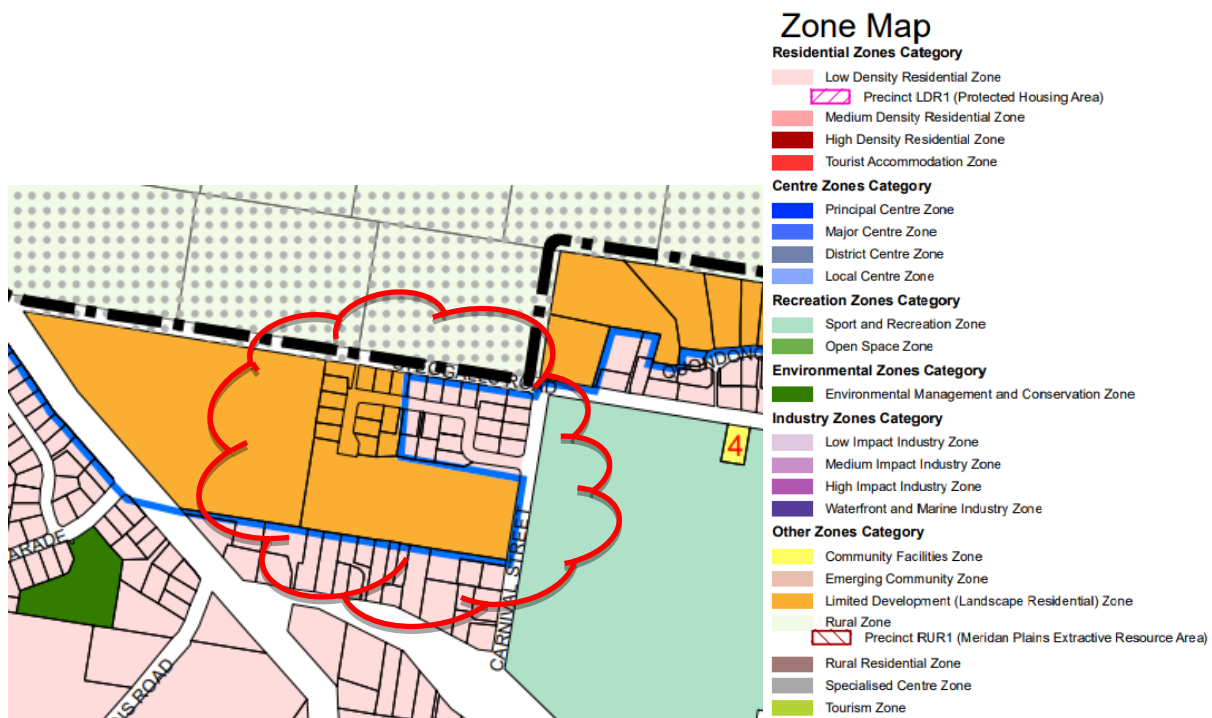
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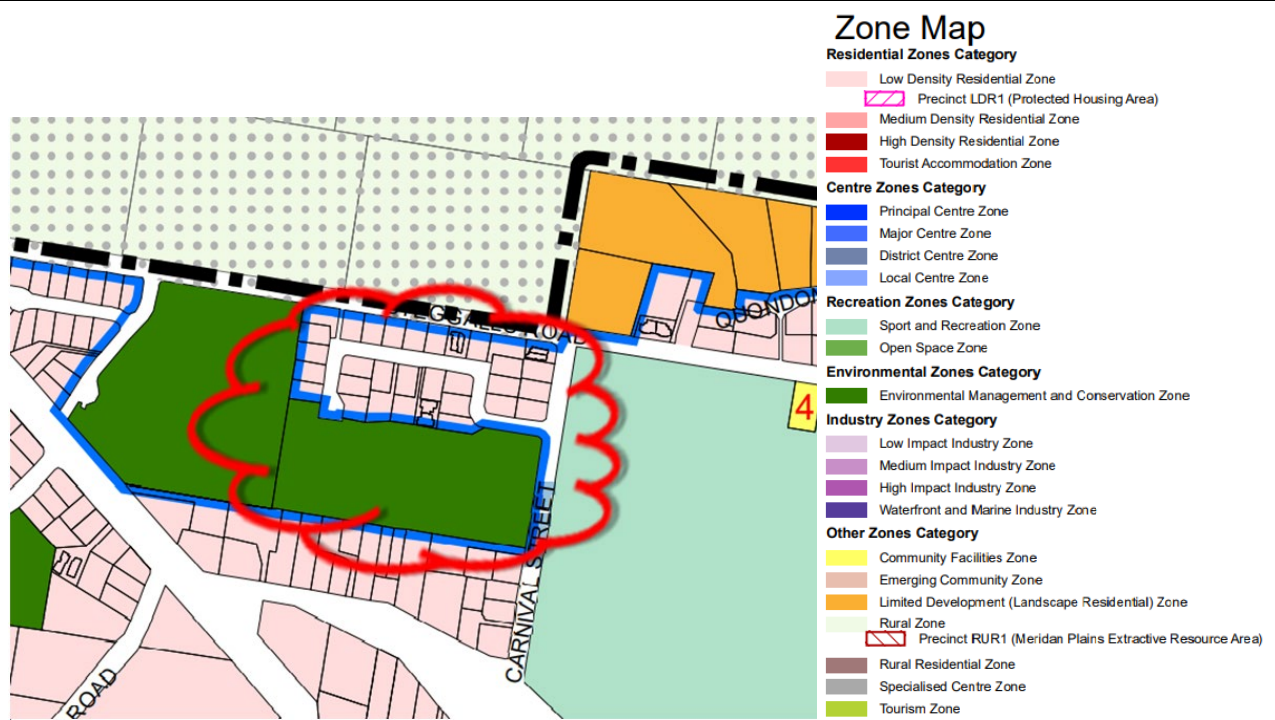
Schedule 2 (Mapping) – Zone maps

Extract of Zone Map ZM8 (Yandina Local Plan Area)

Existing

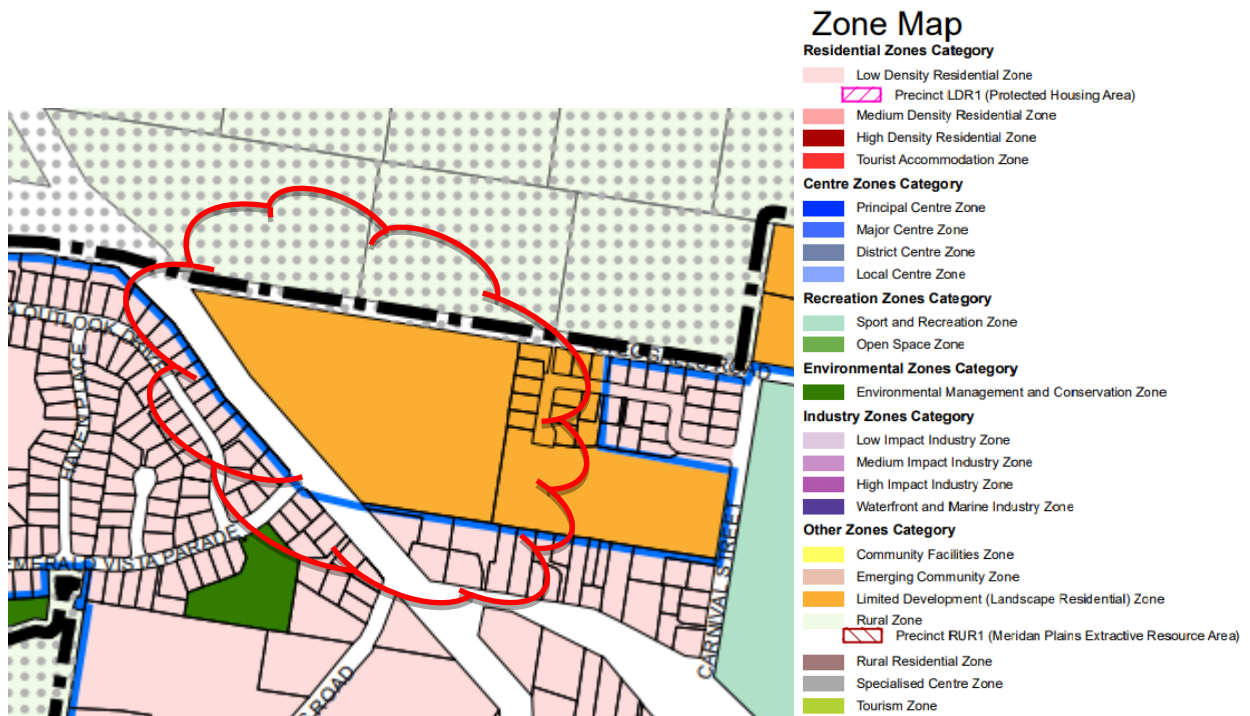


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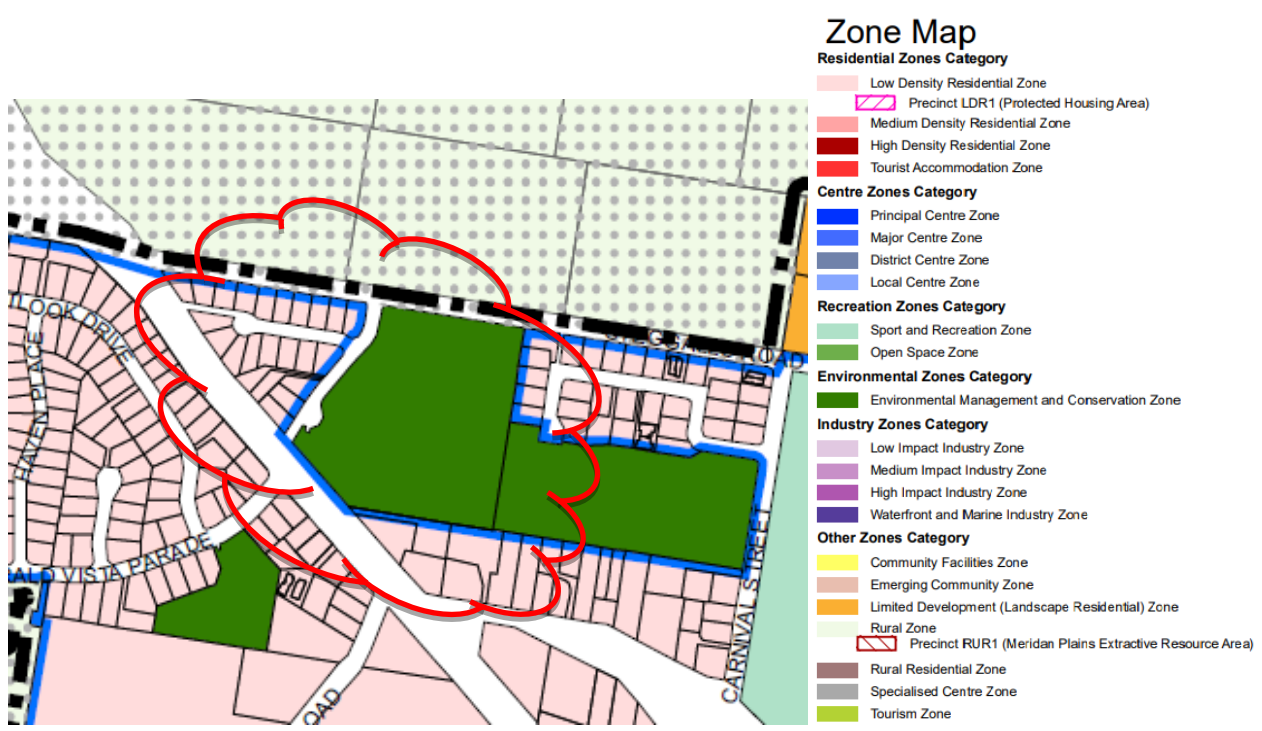


Extract of Zone Map ZM8 (Yandina Local Plan Area)

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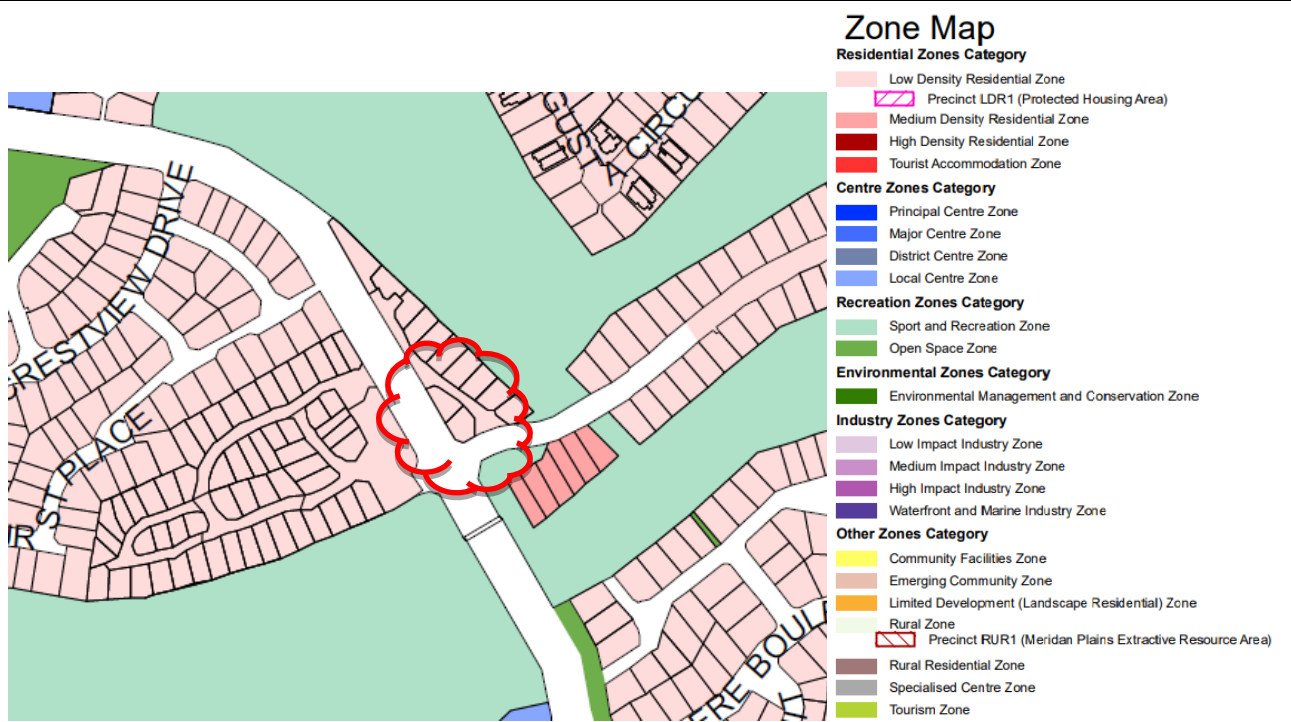


Extract of Zone Map ZM10 (Peregian South Local Plan Area)

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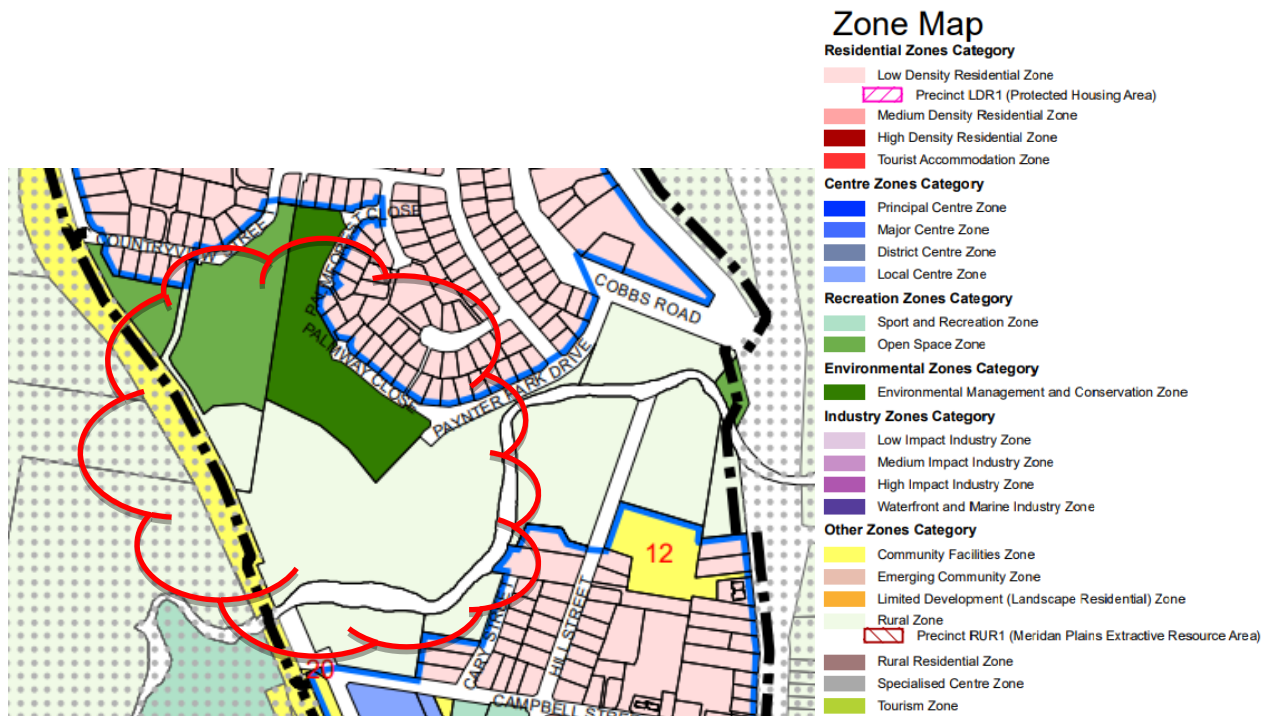


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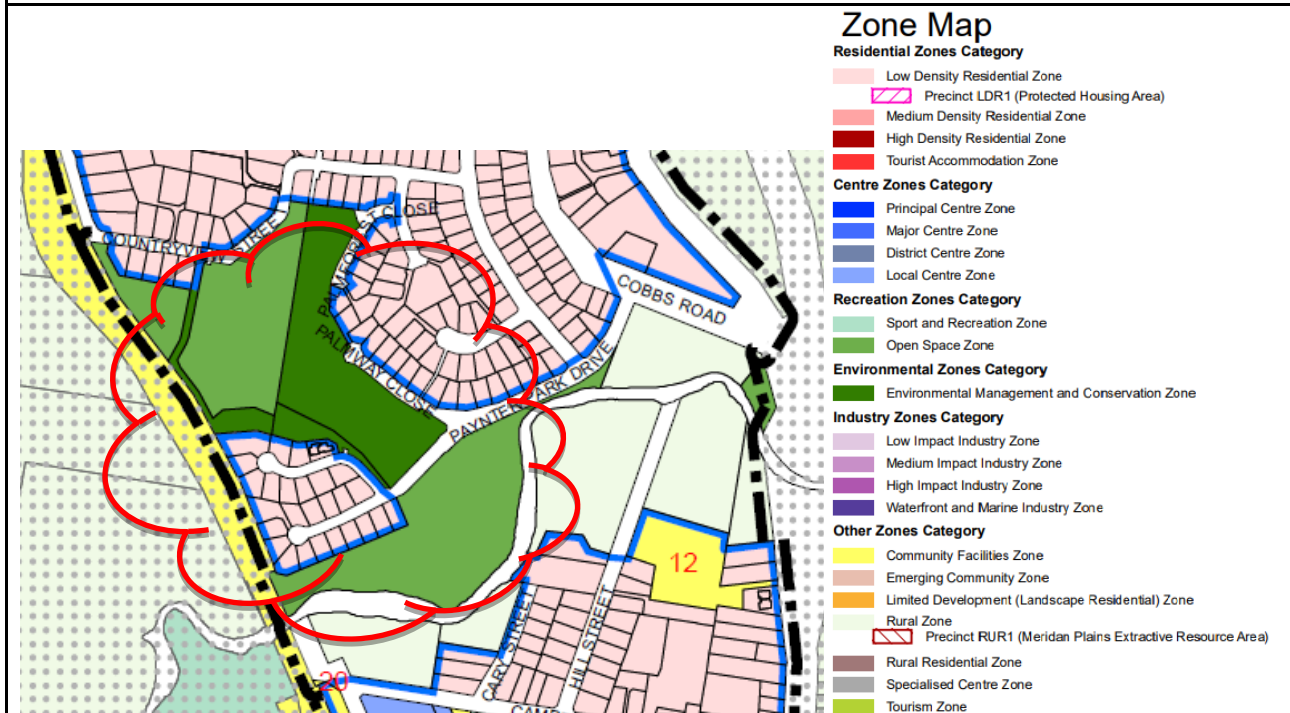


Extract of Zone Map ZM27 (Woombye Local Plan Area)

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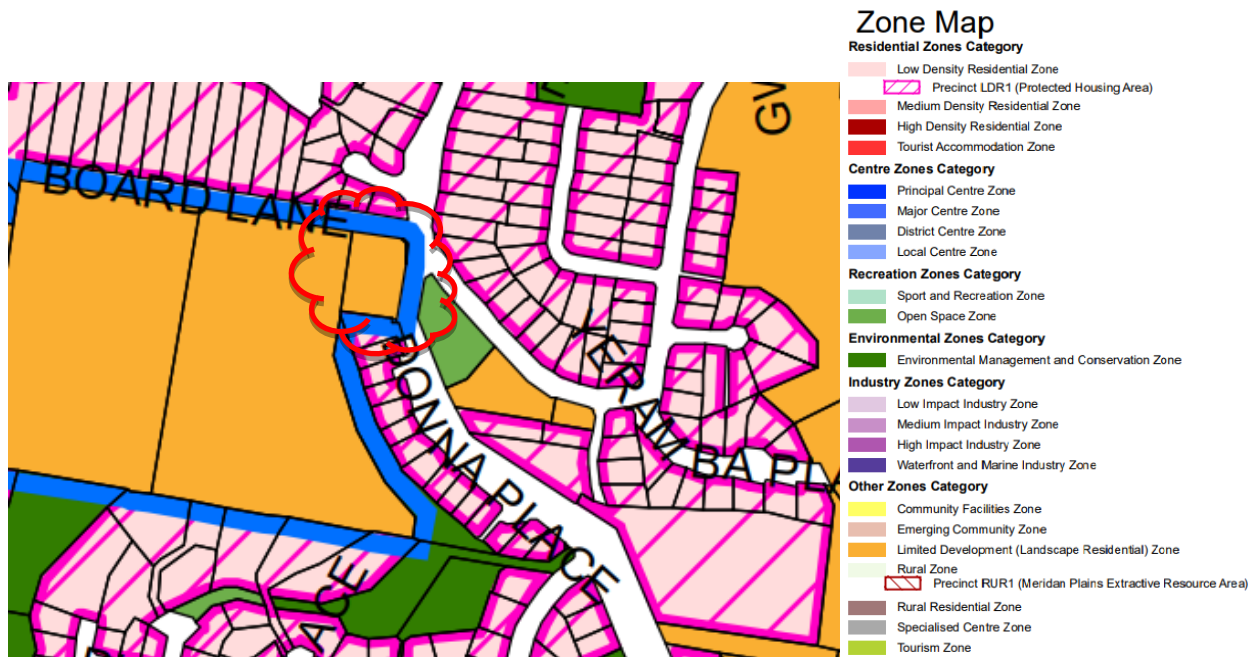


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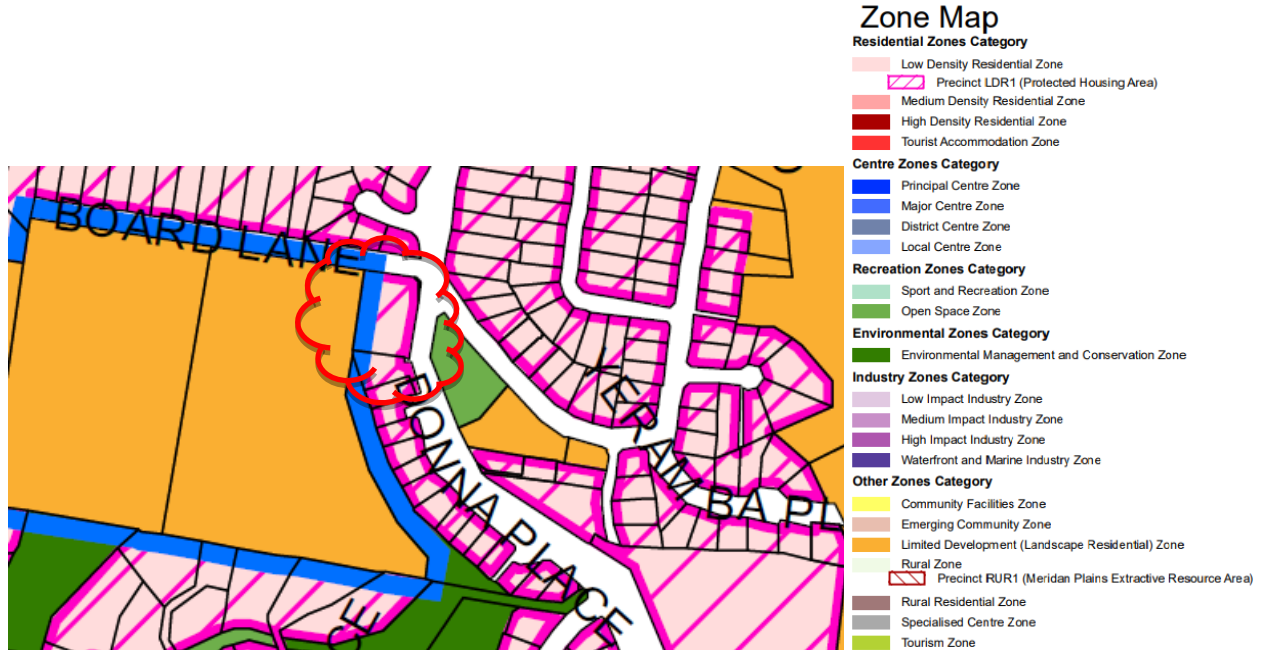


Extract of Zone Map ZM32 (Buderim Local Plan Area)

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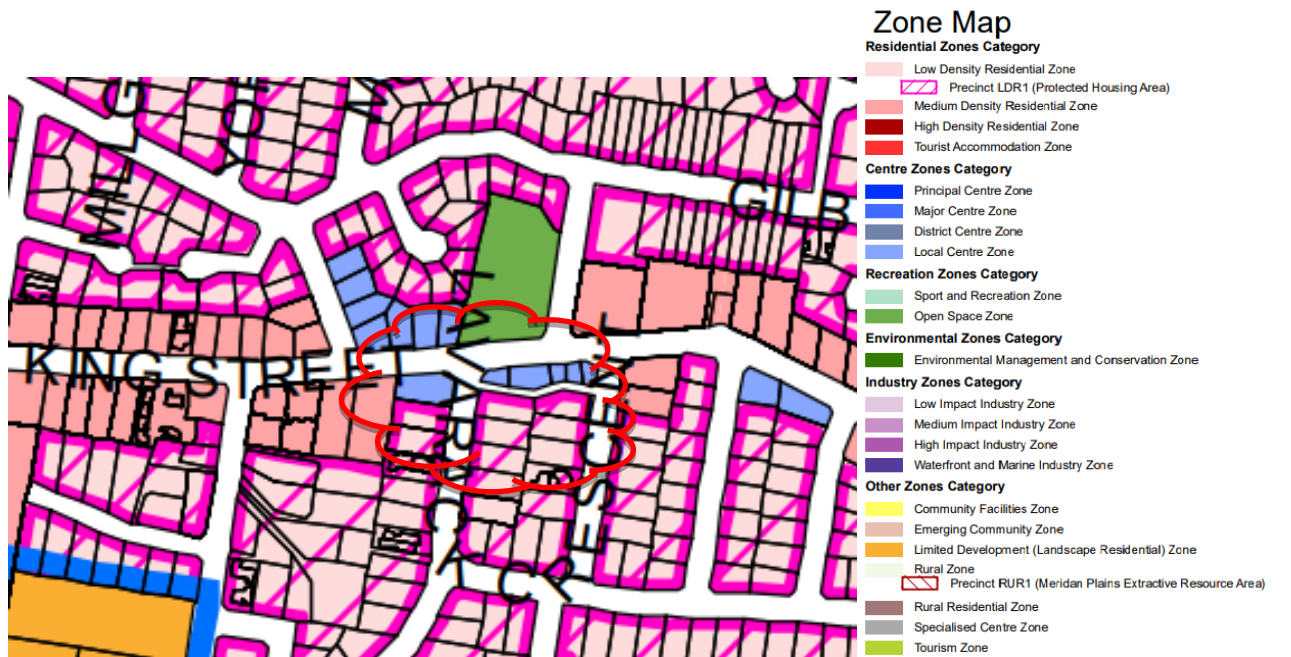


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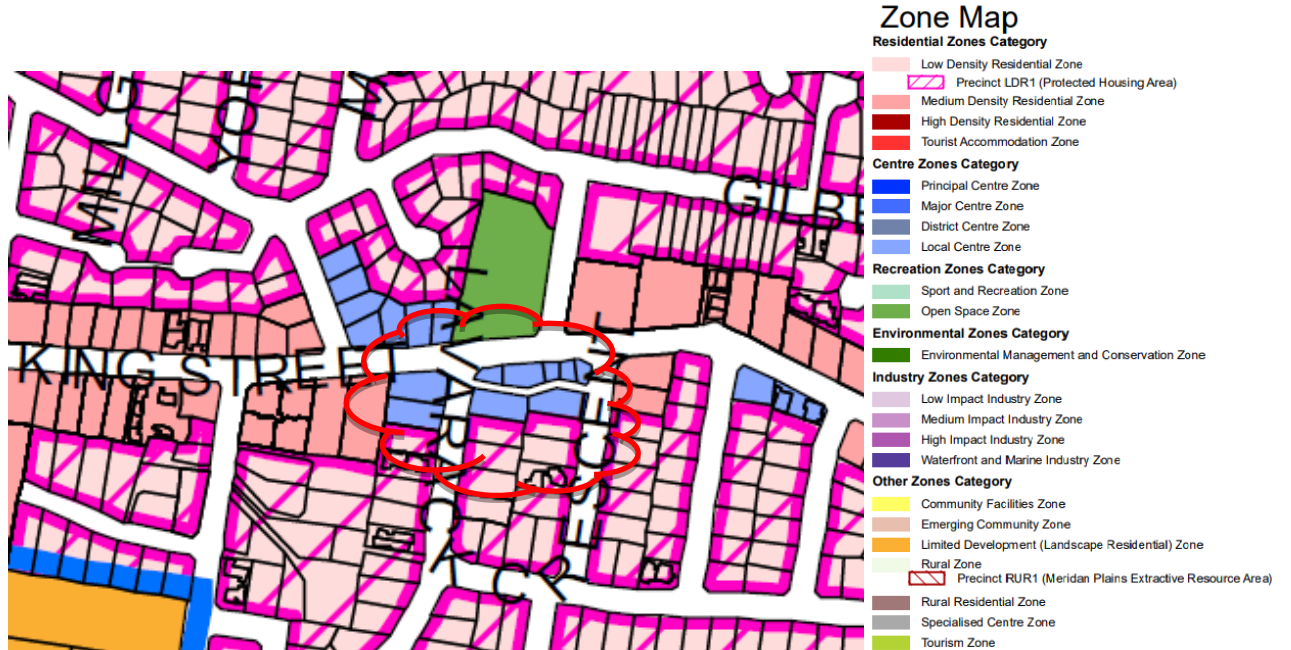


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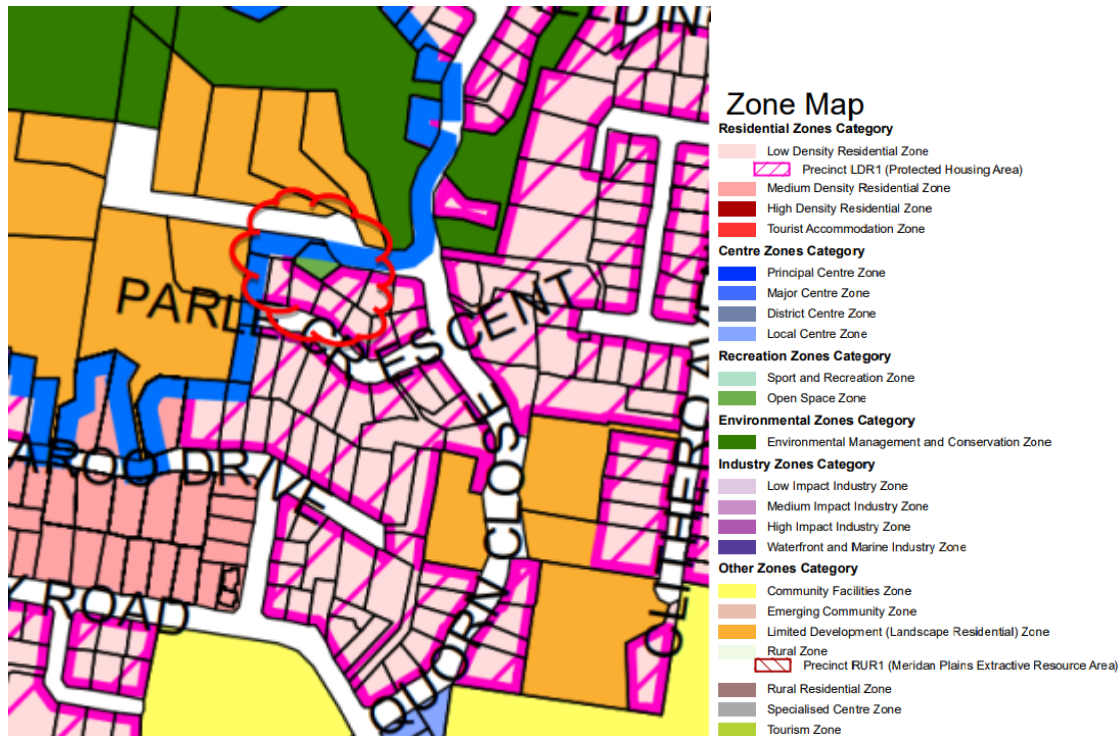


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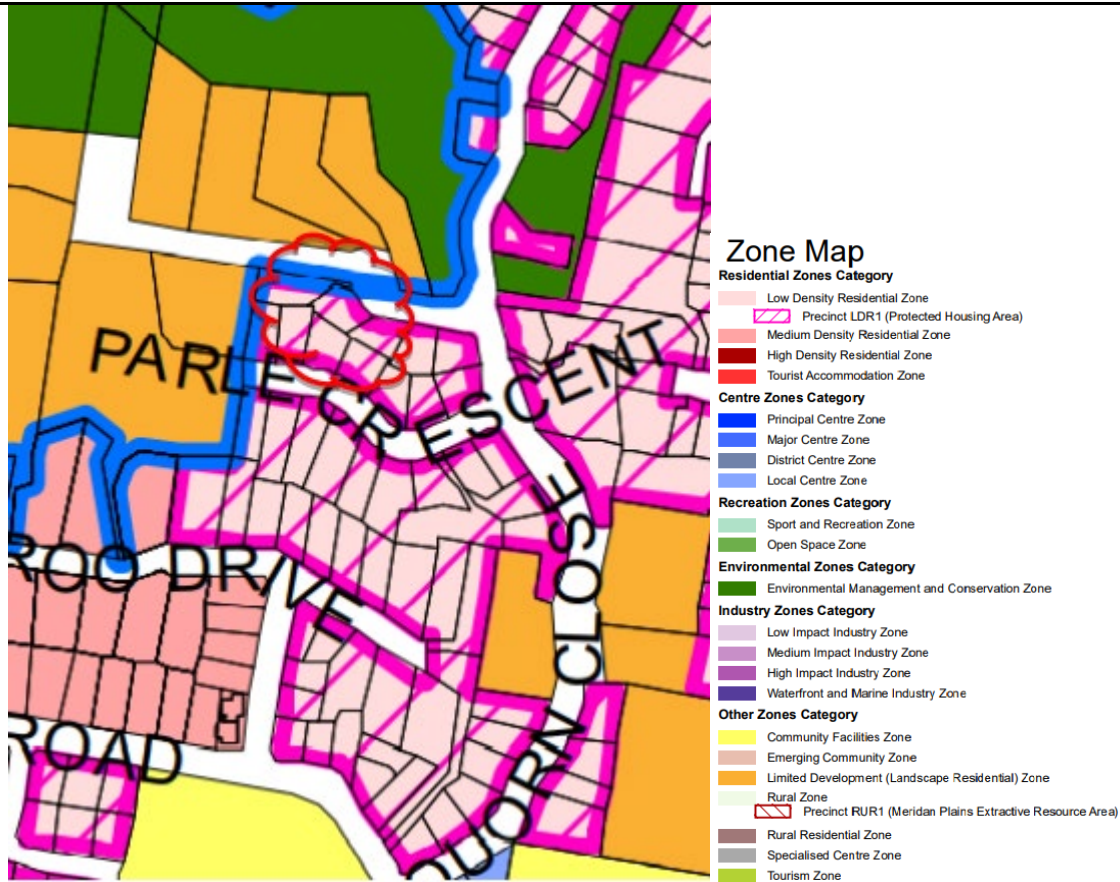


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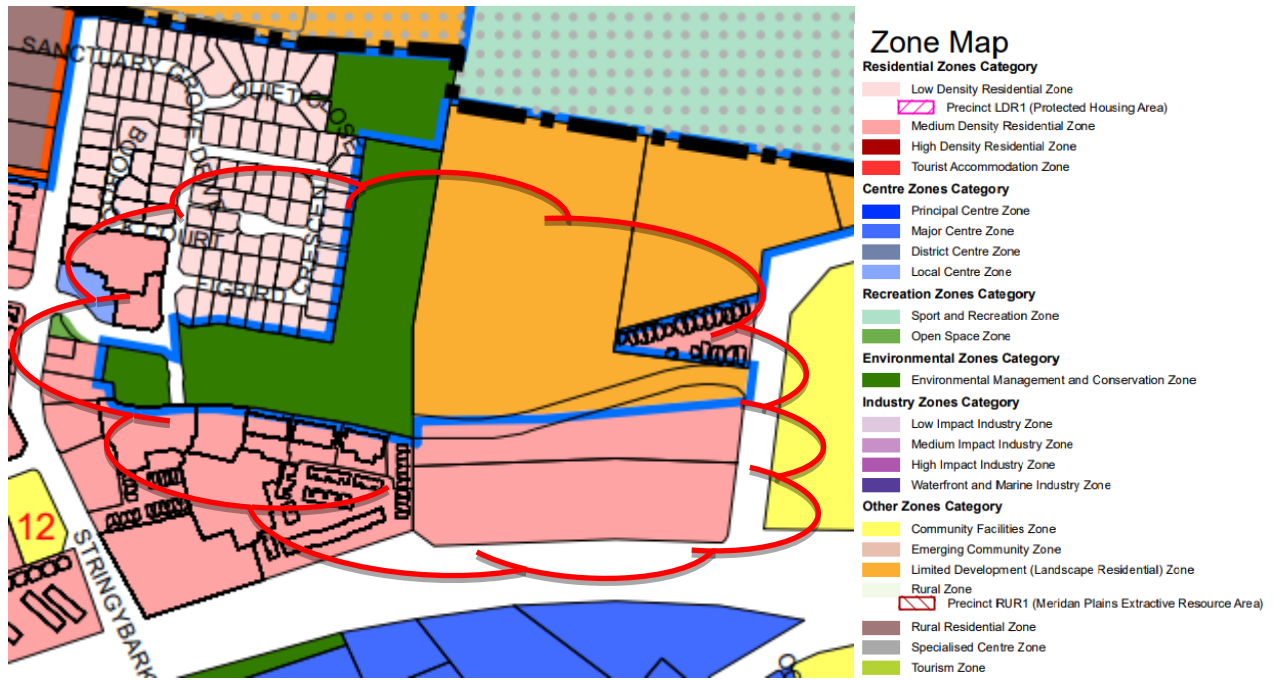


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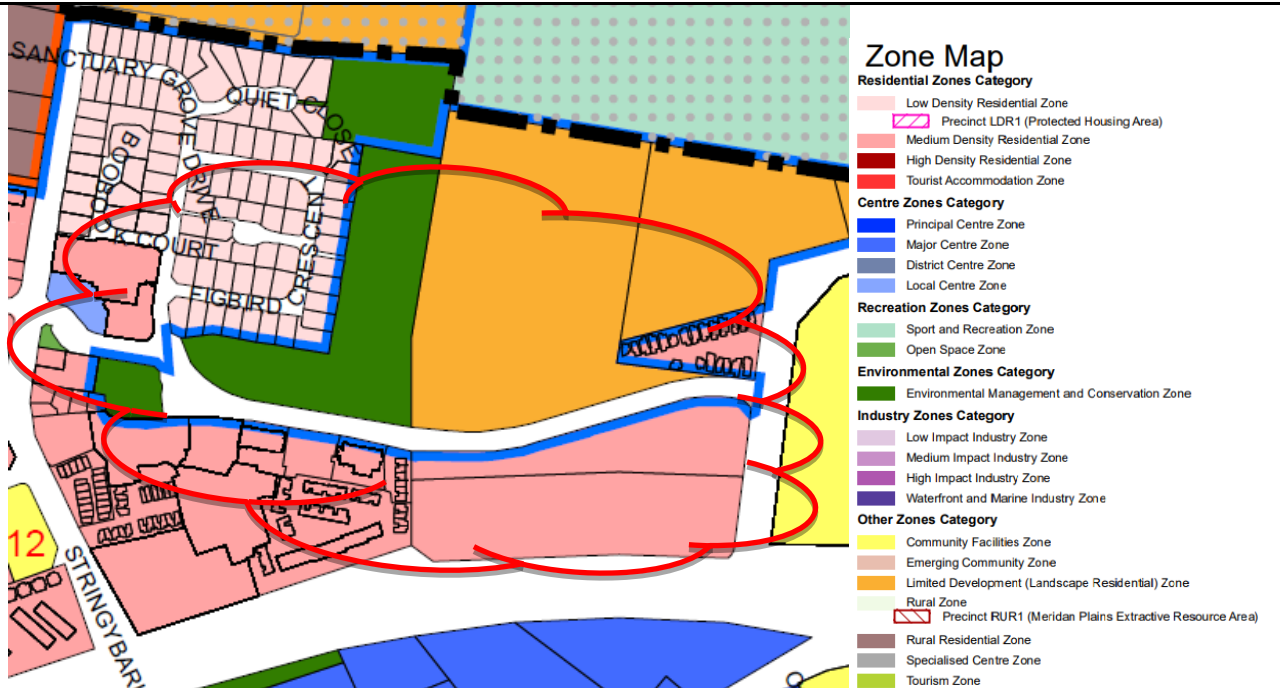


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

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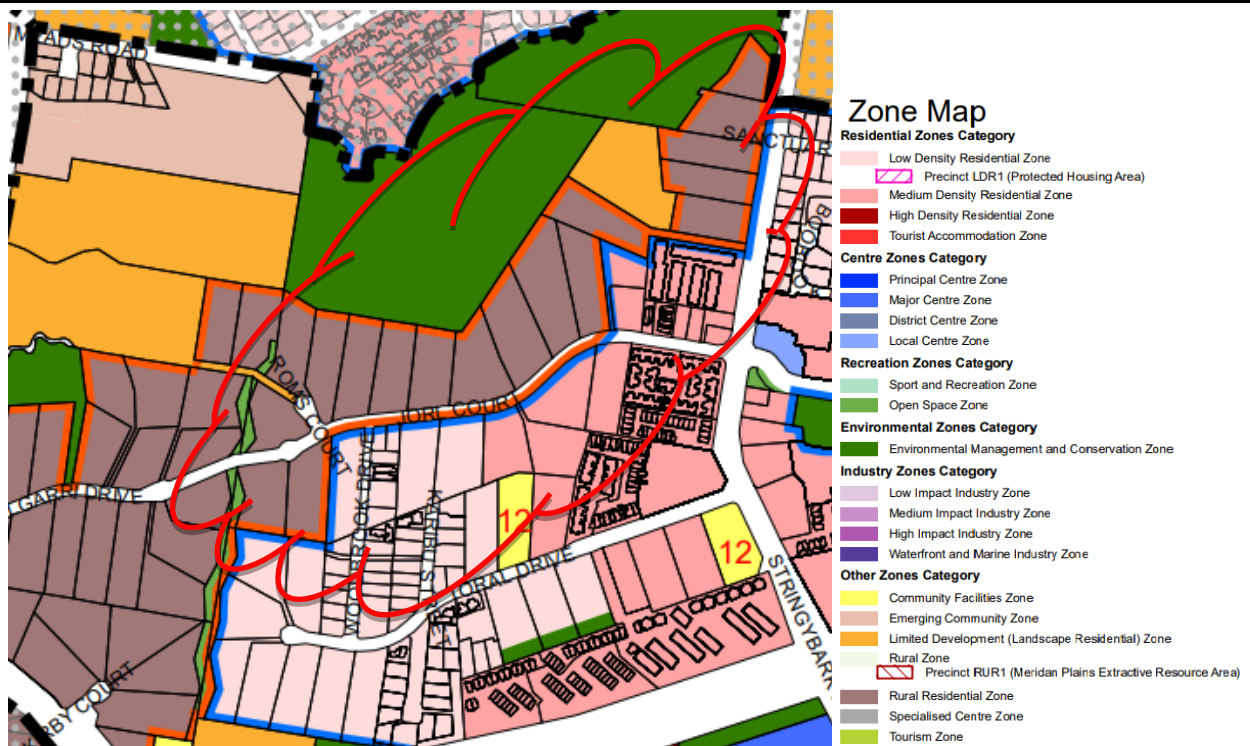


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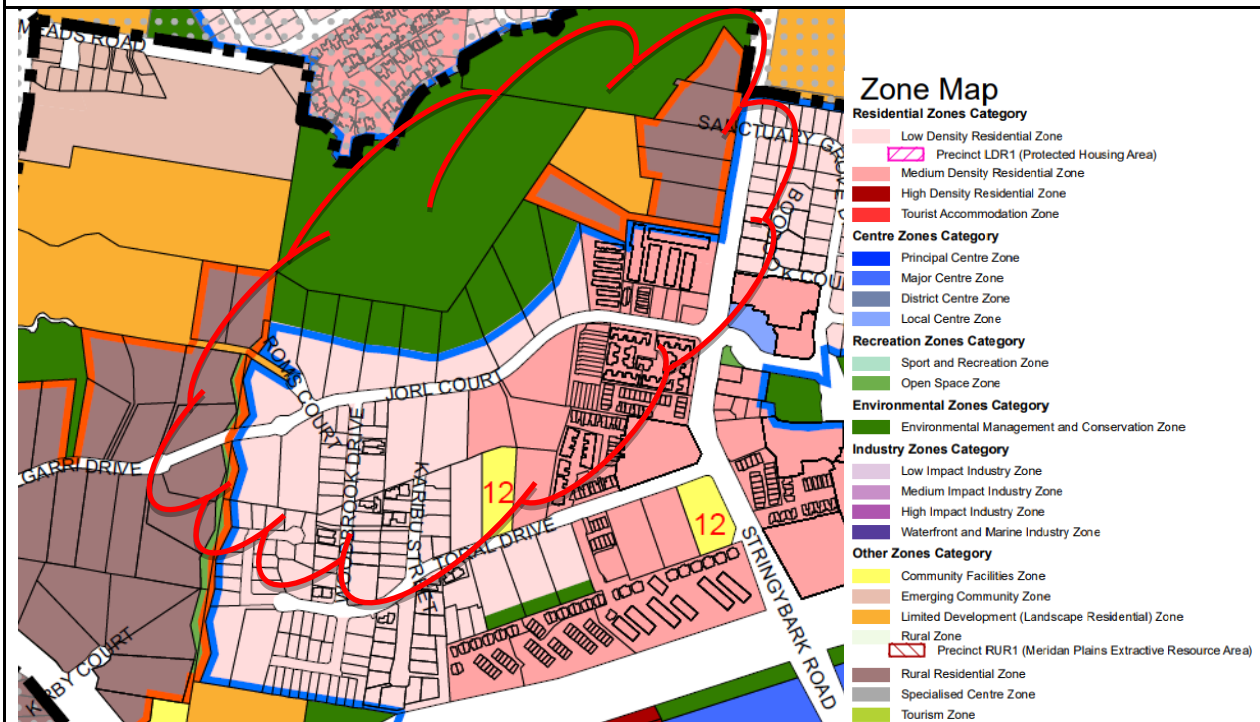


Extract of Zone Map ZM33 (Sippy Downs Local Plan Area)

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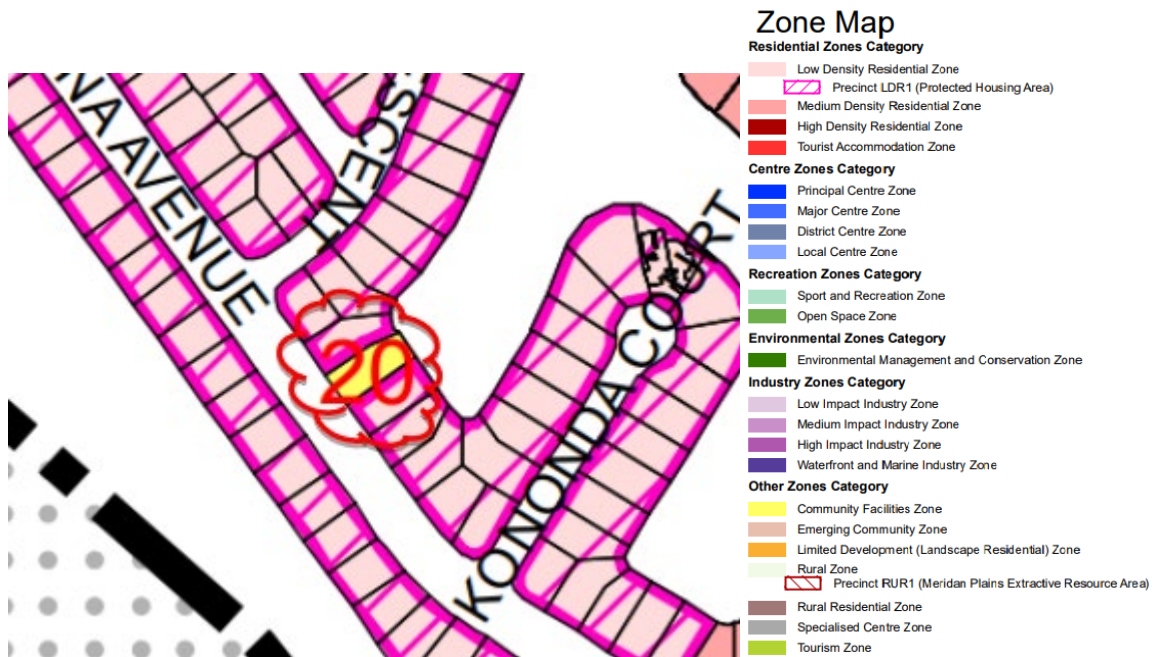


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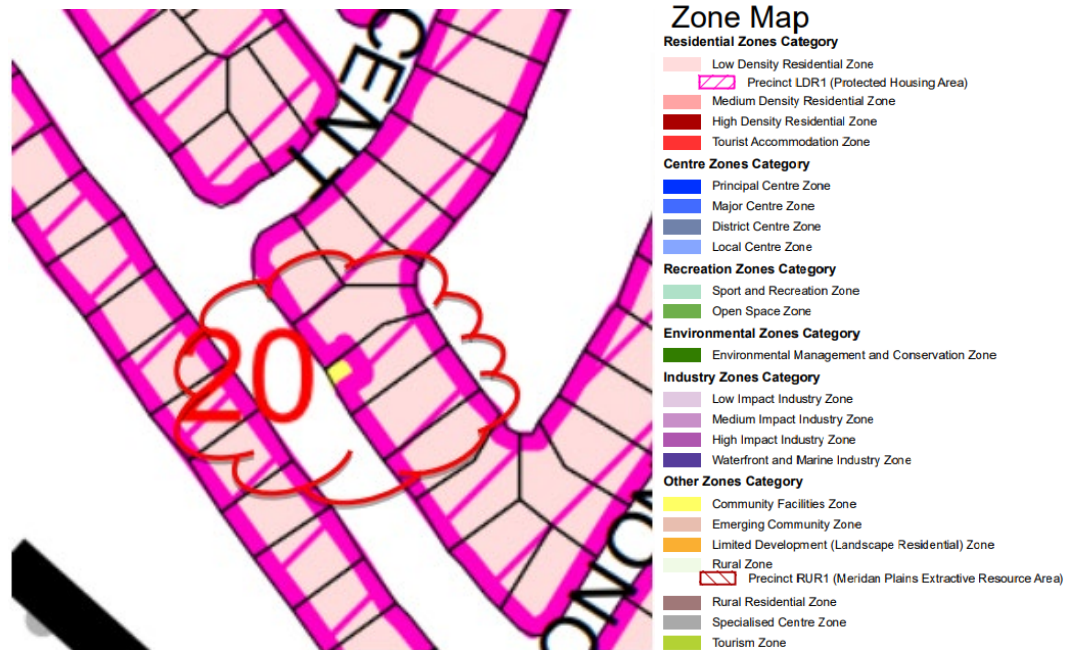


Extract of Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)

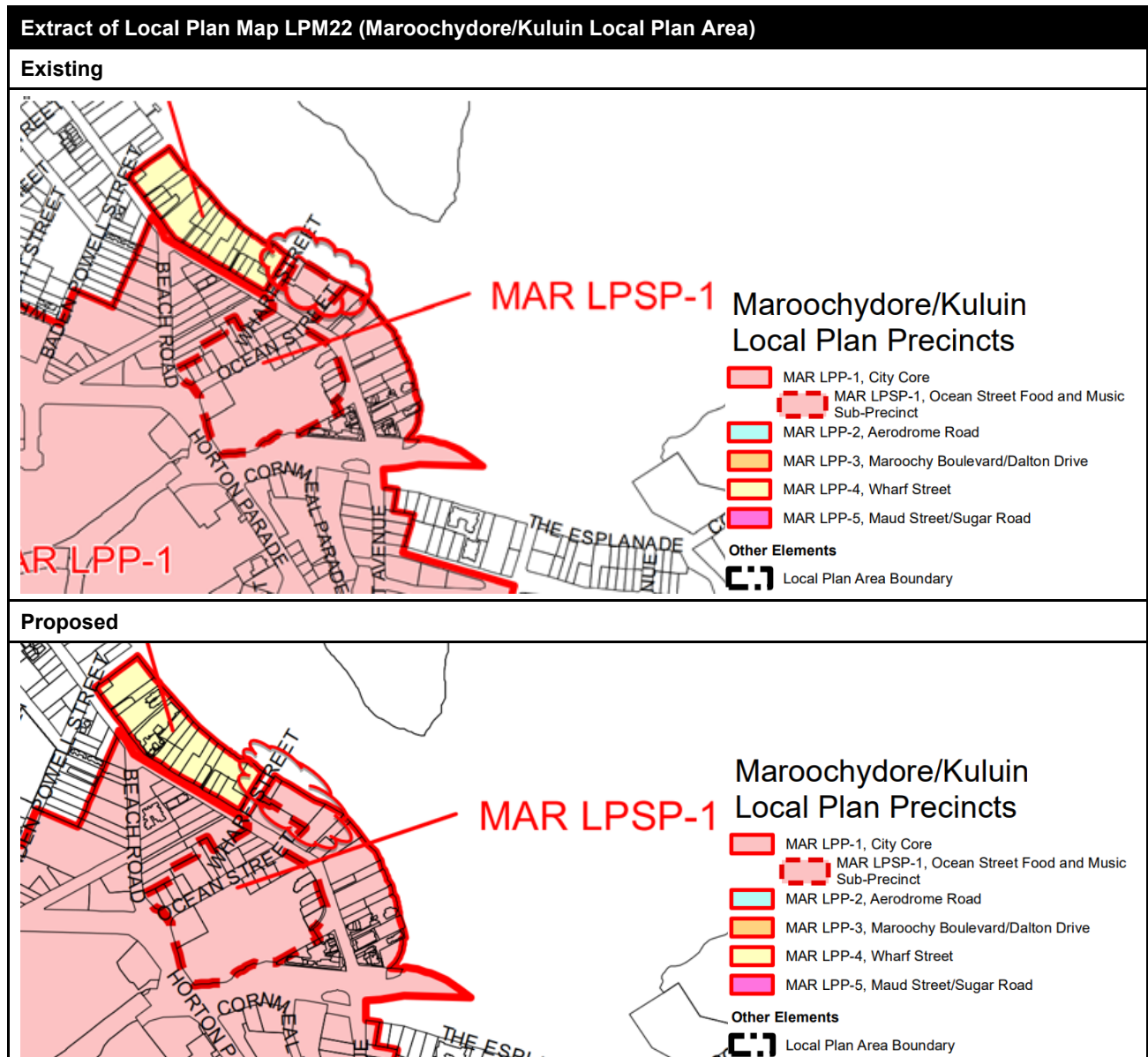
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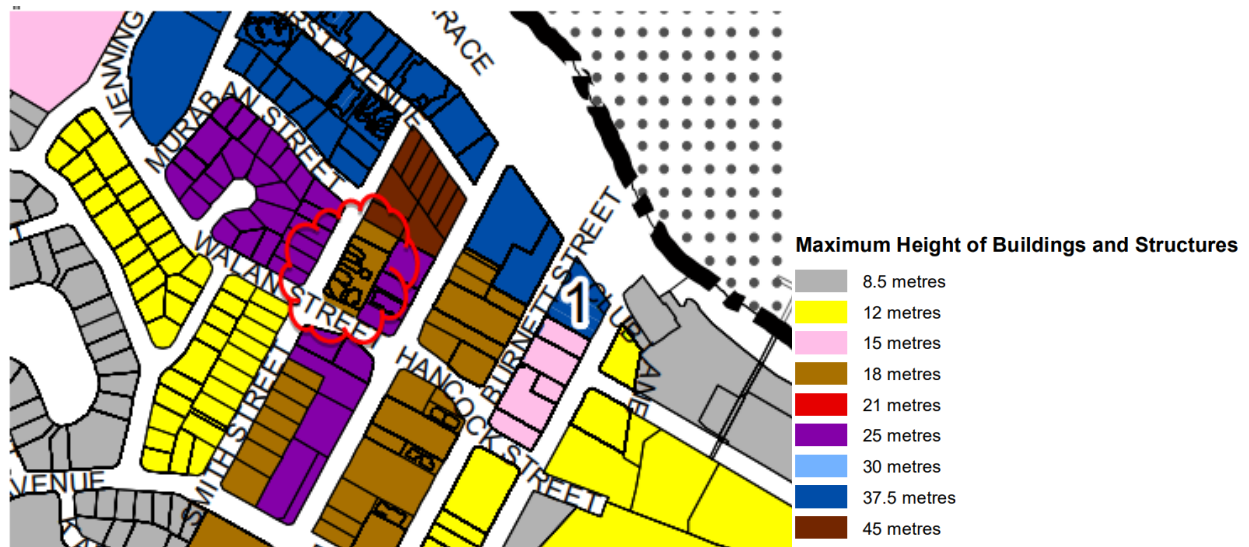
Schedule 2 (Mapping) – Local plan maps



Schedule 2 (Mapping) – Overlay maps

Extract of Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)

Existing



Proposed

