

PART 12 - TEWANTIN & DOONAN LOCALITY PLAN

Division 1—Contents of the Tewanin & Doonan Locality Plan

12.1 Outline of Tewanin & Doonan Locality Plan

The following components comprise the Tewanin & Doonan Locality Plan—

12.1.1 Locality maps comprising of¹—

- a) Tewanin & Doonan Zones (Map ZM9);
- b) Tewanin & Doonan Biodiversity Overlays (Map OM9.1);
- c) Tewanin & Doonan Heritage Overlays (Map OM9.2);
- d) Tewanin & Doonan Natural Hazard Overlays Landslide and Flooding (Map OM9.3);
- e) Tewanin & Doonan Natural Hazard Overlays Bushfire and Acid Sulfate Soils (Map OM9.4); and
- f) Tewanin & Doonan Natural Resources Overlays (Map OM9.5);

12.1.2 General provisions for the assessment tables (Division 2);

12.1.3 Assessment tables for material change of use in each zone in the locality as follows—

- a) Detached Housing Zone (Division 3);
- b) Semi-Attached Housing Zone (Division 4);
- c) Attached Housing Zone (Division 5);
- d) Neighbourhood Centre Zone (Division 6);
- e) Business Centre Zone (Division 7);
- f) Community Services Zone (Division 8);
- g) Rural Settlement Zone (Division 9);
- h) Rural Zone (Division 10);
- i) Open Space Recreation Zone (Division 11); and
- j) Open Space Conservation Zone (Division 12);

12.1.4 Assessment table for the locality—Development other than material change of use (Division 13);

12.1.5 The Tewanin & Doonan Locality Code comprising—

- a) General provisions for the Tewanin & Doonan Locality Code (Division 14);
- b) Overall outcomes for the Tewanin & Doonan Locality (Division 15); and

¹ The relevant overlay codes relating to the overlay maps are located in Part 13.

- c) Specific outcomes for the Tewantin & Doonan Locality (Division 16);
- d) Specific outcomes for each zone in the locality including—
 - i. Detached Housing Zone (Division 17);
 - ii. Semi-Attached Housing Zone (Division 18);
 - iii. Attached Housing Zone (Division 19);
 - iv. Neighbourhood Centre Zone (Division 20);
 - v. Business Centre Zone (Division 21);
 - vi. Community Services Zone (Division 22);
 - vii. Rural Settlement Zone (Division 23);
 - viii. Rural Zone (Division 24);
 - ix. Open Space Recreation Zone (Division 25); and
 - x. Open Space Conservation Zone (Division 26).

Division 2—General provisions for assessment tables

12.2 Categories of development and assessment

The categories of development and assessment for each type of development are identified in column 2 of tables 12.1 to 12.11. The types of development are as follows—

- 12.2.1 Tables 12.1-12.10—making a material change of use for a defined use, another use in a defined use class or an undefined use, listed in column 1; or
- 12.2.2 Table 12.11—development other than a material change of use, listed in column 1 and including—
 - a) Carrying out building work not associated with a material change of use;
 - b) Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use;
 - c) Placing an advertising device on premises;
 - d) Reconfiguring a lot;
 - e) Carrying out operation work associated with a material change of use where a Development Permit for material change of use has been issued;
 - f) Carrying out operational work associated with reconfiguring a lot where a Development Permit for reconfiguring a lot has been issued;
 - g) Carrying out operational works for the construction of a driveway for a **Detached house**;
 - h) Carrying out operational works for prescribed tidal works;
 - i) Excavating or filling of land not associated with a material change of use; and

- j) Other.

12.3 Assessment benchmarks for assessable development and requirements for accepted development

- 12.3.1 The relevant assessment benchmarks are referred to in column 3 of tables 12.1 to 12.11.
- 12.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 12.3.3 For *impact assessment* development, development is assessed against the whole planning scheme.

12.4 Consistent and inconsistent uses in zones

- 12.4.1 In accordance with the following sections identified for the respective zones, the defined use or use class is noted as a consistent use or an inconsistent use in column 1 of the assessment table for making a material change of use for the relevant zone—
 - a) Division 17 — Detached Housing Zone (Sections 12.11 and 12.12);
 - b) Division 18 — Semi-Attached Housing Zone (Sections 12.14 and 12.15);
 - c) Division 19 — Attached Housing Zone (Sections 12.18 and 12.19);
 - d) Division 20 — Neighbourhood Centre Zone (Sections 12.22 and 12.23);
 - e) Division 21 — Business Centre Zone (Sections 12.26 and 12.27);
 - f) Division 22 — Community Services Zone (Sections 12.30 and 12.31);
 - g) Division 23 — Rural Settlement Zone (Sections 12.33 and 12.34);
 - h) Division 24 — Rural Zone (Sections 12.36 and 12.37);
 - i) Division 25 — Open Space Recreation Zone (Sections 12.40 and 12.41); and
 - j) Division 26 — Open Space Conservation Zone (Sections 12.44 and 12.45).

² Assessment benchmarks will include matters prescribed by Sections 3.5.4 (Code Assessment) and 3.5.5 (Impact Assessment) of *IPA* in addition to the provisions of this planning scheme.

Division 3—Assessment table for the Detached Housing Zone³

Table 12.1

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE⁴

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁶ and requirements for accepted development |
|---|--|---|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |

³ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan. Further, categories of development and assessment may be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁴ For development other than material change of use refer to assessment table 12.11 (Division 13)

⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

⁶ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁶ and requirements for accepted development |
|--|--|--|
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i>; or Home-based business Type 1 Limited visibility or Type 2 Evident</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 12.12</p> | <p><i>Accepted development subject to requirements</i> if—</p> <p>a) Commercial business Type 1 if an <i>estate sales office</i>; or</p> <p>b) Home-based business Type 1</p> <p><i>Code assessment</i> if—</p> <p>a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; or</p> <p>b) Home based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or</p> <p>c) Home-based business Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or</p> <p>b) Entertainment and dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business</p> | <p>If <i>accepted development subject to requirements</i>—and</p> <p>a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code,</p> <p>b) a Home-based business - Column 2 of Table 14.11 of the Business Uses Code; and</p> <p>c) if involving building work— Column 2 of Table 14.44-14.45 of the Building Works Code</p> <p>If <i>code assessment</i> —</p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44-14.45 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> No Community Uses</p> <p><i>Inconsistent Use</i> All Community Uses</p> | <p><i>Impact assessment</i> All Community Uses</p> | |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent Use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached House; or Community residence; or Visitor accommodation Type 1 Home hosted</p> | <p><i>Accepted development subject to requirements</i> if—</p> <p>a) Detached house; or</p> <p>b) Community residence</p> <p><i>Code assessment</i> if—</p> <p>a) Detached house and not complying with Column 2 of</p> | <p>If <i>Accepted development subject to requirements</i>—</p> <p>a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and</p> <p>b) if a Community Residence — Column 2 of Table 32a of the Community Residence Code</p> |

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁶ and requirements for accepted development |
|--|--|---|
| <i>Inconsistent use</i> Those Residential Uses listed in Section 12.13 | Tables 14.28-14.30 of the Detached House Code, except if an alternative provision to the QDC ⁷ ; or b) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision of the QDC ⁸ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment</i> if— a) Ancillary dwelling unit ; or b) Multiple housing ; or c) Visitor accommodation | If <i>code assessment</i> — a) Detached house - Detached House Code; or b) Community residence - i. Community Residence Code; and ii. Detached House Code |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ⁸ -development approval is not required <i>Impact assessment</i> —otherwise | If <i>accepted development</i> - no assessment benchmarks apply. |

Division 4—Assessment table for the Semi-Attached Housing Zone⁹

Table 12.2

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE SEMI-ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE¹⁰

| Column 1 Defined use or use class ¹¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ¹² and requirements for accepted development |
|---|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |

⁷ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 12.4.

⁸ All roads are included in a zone. Refer to Part 2 Section 2.10.

⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

¹⁰ For development other than material change of use refer to assessment table 12.11 (division 13)

¹¹ Refer to Part 2, Section 2.11 Dictionary for definition

¹² Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ¹¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ¹² and requirements for accepted development |
|--|---|--|
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Home-based business Type 1 Limited visibility; or Home-based business Type 2 Evident where operated from a Detached House</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 12.15</p> | <p><i>Accepted development subject to requirements</i> if Home-based business Type 1</p> <p><i>Code assessment</i> if— Home based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code</p> <p><i>Impact assessment</i> if— a) Commercial business; or b) Entertainment and dining business; or c) Home-based business Types 2 or 3; or d) Industrial business; or e) Retail business</p> | <p>If <i>accepted development subject to requirements</i>— a) Column 2 of Table 14.11 of the Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45 of the Building Works Code</p> <p>If <i>code assessment</i> — a) Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> No Community Uses</p> <p><i>Inconsistent Use</i> All Community Uses</p> | <p><i>Impact assessment</i> All Community Uses</p> | |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent Use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |

| Column 1 Defined use or use class ¹¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ¹² and requirements for accepted development |
|--|---|---|
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached house; or Community residence or Multiple housing Type 2 Duplex, Type 3 Retirement & special needs or Type 5 Relocatable</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 12.15</p> | <p><i>Accepted development subject to requirements if—</i> a) Detached house; or b) Community residence</p> <p><i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28-14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i>¹³; or b) Multiple housing Type2; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i>¹⁴; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment if—</i> a) Ancillary dwelling unit; or b) Multiple housing Types 3, 4 or 5; or c) Visitor accommodation</p> | <p><i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and b) Community Residence Code</p> <p><i>If code assessment and—</i> a) Detached house - Detached House Code; or b) Community residence - i) Community Residence Code; and ii) Detached House Code; or c) otherwise— i) Tewantin and Doonan Locality Code; and ii) Residential Uses Code iii) Landscaping Code; and iv) Engineering works codes.</p> |
| OTHER USES— | | |
| Uses not otherwise defined | <p><i>Accepted development if a road</i>¹⁴ development approval is not required <i>Impact assessment—otherwise</i></p> | <i>If accepted development - no assessment benchmarks apply.</i> |

¹³ A Code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 12.4.

¹⁴ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 5—Assessment table for the Attached Housing Zone¹⁵

Table 12.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE¹⁶

| Column 1 Defined use or use class ¹⁷ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ¹⁸ and requirements for accepted development |
|--|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> Either Commercial business Type 1 where a <i>professional office</i> or Commercial business Types 2 or 3 where located at 64, 66 and 68 Poinciana Avenue; or Home-based business Type 1 Limited visibility | <i>Accepted development subject to requirements</i> if— Home-based business Type 1 <i>Code assessment</i> if— Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code <i>Impact assessment</i> if— a) Commercial business ; or b) Entertainment and dining business ; or c) Home-based business Types 2 or 3 ; or d) Industrial business ; or e) Retail business | If <i>accepted development subject to requirements</i> — a) Column 2 of Table 14.11 of the Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45 of the Building Works Code If <i>code assessment</i> — a) Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45 of the Building Works Code |
| <i>Inconsistent use</i> Those Business Uses listed in Section 12.19 | | |
| COMMUNITY USES— | | |
| <i>Consistent use</i> No Community Uses | <i>Impact assessment</i> All Community Uses | |
| <i>Inconsistent Use</i> All Community Uses | | |
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> No Infrastructure Uses | <i>Impact assessment</i> All Infrastructure Uses | |
| <i>Inconsistent Use</i> All Infrastructure Uses | | |

¹⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

¹⁶ For development other than material change of use refer to assessment table 12.11 (Division 13)

¹⁷ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁸ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ¹⁷ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ¹⁸ and requirements for accepted development |
|---|---|---|
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached house; or Community residence; if not on Plans SP115731, SP115743 and SP118002 being Noosa Lakes Resort; or All Multiple housing if not located on Plans SP115731, SP115743 and SP118002 being Noosa Lakes Resort; or Visitor accommodation Type 4 Conventional where located at Noosa Lakes Resort, 1-3 Hilton Terrace on Plans SP115731, SP115743 and SP118002</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 12.19</p> | <p><i>Accepted development subject to requirements</i> if not on Plans SP115731, SP115743 and SP118002 being Noosa Lakes Resort and a a) Detached House; or b) Community residence</p> <p><i>Code assessment</i> if— a) Detached House and not complying with Column 2 of Tables 14.28-14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i>¹⁹; or b) Multiple housing Type2; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code except if an alternative provision to the <i>QDC</i>²³; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment</i> if— a) Located on Plans SP115731, SP115743 and SP118002 being Noosa Lakes Resort; b) Ancillary dwelling unit; or c) Multiple housing Types 3, 4 or 5; or d) Visitor accommodation</p> | <p><i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and b) if a Community Residence – Column 2 of Table 32a of the Community Residence Code</p> <p><i>If code assessment</i> and— a) Detached house –Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code c) otherwise— i. Tewantin and Doonan Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. <i>Engineering works codes</i></p> |
| OTHER USES— | | |
| <p>Uses not otherwise defined</p> | <p><i>Accepted development</i> if a road²⁰ development approval is not required <i>Impact assessment</i> —otherwise</p> | <p><i>If accepted development</i> - no assessment benchmarks apply.</p> |

¹⁹ A Code assessment application is not required for non-compliance with an *alternative provision* to the *QDC*. See Section 12.4.

²⁰ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 6—Assessment table for the Neighbourhood Centre Zone²¹

Table 12.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NEIGHBOURHOOD CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE

| Column 1 Defined use or use class ²² | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ²³ and requirements for accepted development |
|---|---|---|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> Commercial business; or Entertainment and dining business Type 1 Food & beverages; or Retail business Type 1 Local, Type 2 Shop or salon, Type 6 Hardware Store or Type 7 Garden and lifestyle centre | <i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area — a) Commercial business Types 1 or 2; or b) Entertainment and dining business Type 1; or c) Retail business Types 1 or 2 if not exceeding 1,000m ² GFA <i>Code assessment</i> if— a) one of the following and not involving any new buildings or the expansion of buildings or outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code— i) Commercial business; or ii) Entertainment and dining business Type 1; or iii) Retail business Type 1; or iv) Retail business Type 2 if not exceeding 1,000m ² GFA b) One of the following and involving any new buildings or the expansion of buildings or | <i>If accepted development subject to requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code. <i>If code assessment —</i> a) Tewartin & Doonan Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |
| <i>Inconsistent use</i> Those Business Uses listed in Section 12.23 | | |

²¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

²² Refer to Part 2, Section 2.11 Dictionary for definitions

²³ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class²² | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development²³ and requirements for accepted development |
|---|---|---|
| | outdoor use area— i) Commercial business where not otherwise <i>Accepted development subject to requirements</i> ; or ii) Entertainment and dining business Types 1 or 2 ; or iii) Retail business Type 1 ; or iv) Retail business Type 2 if not exceeding 1,000m ² GFA <i>Impact assessment</i> if— a) Entertainment and dining business Type 3 ; or b) Home-based business ; or c) Industrial business ; or d) Retail business Type 2 exceeding 1,000m ² GFA; or e) Retail business Types 3, 4, 5, 6 or 7. | |
| COMMUNITY USES— | | |
| <i>Consistent use</i> Education Type 1 Childcare or Type 4 Information; or Wellbeing Type 2 Social <i>Inconsistent use</i> Those Community Uses listed in Section 12.23 | <i>Code assessment</i> if— a) Education Type 4 ; or b) Wellbeing Type 2 <i>Impact assessment</i> if— a) Education Types 1, 2 or 3 ; or b) Emergency service ; or c) Open space ; or d) Wellbeing Types 1, 3 or 4 | <i>If code assessment —</i> a) Tewantin & Doonan Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> No Infrastructure Uses <i>Inconsistent Use</i> All Infrastructure Uses | <i>Impact assessment</i> All Infrastructure Uses | |
| RESIDENTIAL USES— | | |
| <i>Consistent use</i> Ancillary dwelling unit <i>Inconsistent use</i> Those Residential Uses listed in Section 12.23 | <i>Code assessment</i> if Ancillary dwelling unit <i>Impact assessment</i> if— a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation. | <i>If code assessment —</i> Detached House Code. |

| Column 1 Defined use or use class ²² | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ²³ and requirements for accepted development |
|--|--|--|
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ²⁴ -development approval is not required <i>Impact assessment</i> —otherwise | If <i>accepted development</i> - no assessment benchmarks apply. |

Division 7—Assessment table for the Business Centre Zone²⁵

Table 12.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE BUSINESS CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE²⁶

| Column 1 Defined use or use class ²⁷ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ²⁸ and requirements for accepted development |
|---|---|---|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> All Commercial business ; or Entertainment and dining Type 1 Food & beverage or Type 2 Recreation, amusement & fitness ; or Type 3 Bar where located on Lot 1 on RP845244 or Lot 3 on RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St; or Retail business Type 1 Local, Type 2 Shop & | <i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created — a) Commercial business Types 1 or 2 ; or b) Entertainment and dining business Type 1 ; or c) Retail business Types 1 or 2 if not exceeding 2,000m ² GFA <i>Code assessment</i> if— a) one of the following and not involving any new buildings or the expansion of buildings or | If <i>accepted development subject to requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code If <i>code assessment</i> — a) Tewantin & Doonan Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> . |

²⁴ All roads are included in a zone. Refer to Part 2 Section 2.10.

²⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

²⁶ For development other than material change of use refer to assessment table 12.11 (Division 13)

²⁷ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁸ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class²⁷ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development²⁸ and requirements for accepted development |
|--|---|---|
| <p>salon, Type 6 Hardware store or Type 7 Garden and lifestyle centre</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 12.27</p> | <p>outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code—</p> <ul style="list-style-type: none"> i) Commercial business; or ii) Entertainment and dining business Types 1 or 2; or iii) Retail business Type 1; or iv) Retail Types 2, 6 or 7 if not exceeding 2,000m² GFA <p>b) One of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <ul style="list-style-type: none"> i) Commercial business where not otherwise <i>Accepted development subject to requirements;</i> or ii) Entertainment and dining business Types 1 or 2; or iii) Retail business Type 1; or iv) Retail Types 2, 6 or 7 if not exceeding 2,000m² GFA <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> a) Entertainment and Dining Type 3 b) Home-based business; or c) Industrial business; or d) Retail Types 2, 4, 5, 6 or 7 exceeding 2,000m² GFA; or e) Retail Type 3 | |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> Education Type 3 Adult or Type 4 Information</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section</p> | <p><i>Code assessment</i> if— Education Type 4; or</p> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> a) Education Types 1, 2 or 3; or b) Emergency service; or c) Open space; or | <p><i>If code assessment</i></p> <ul style="list-style-type: none"> a) Tewantin & Doonan Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |

| Column 1 Defined use or use class ²⁷ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ²⁸ and requirements for accepted development |
|--|---|---|
| 12.27 | d) Wellbeing | |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> Transport Type 1 Passenger terminal or Type 2 Carpark</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 12.27</p> | <p><i>Code assessment</i> if Transport Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Service and Utility; or</p> <p>b) Transport Types 1, 3 or 4</p> | <p>If <i>code assessment</i> —</p> <p>a) Tewartin & Doonan Locality Code; and</p> <p>b) Infrastructure Uses Code and</p> <p>c) Landscaping Code and</p> <p>d) <i>Engineering Works Codes</i>.</p> |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Ancillary dwelling unit; or Multiple Housing Type 4 Conventional where <i>small dwelling units</i> and part of a mixed use development; or Visitor Accommodation Type 4 Conventional where located on Lot 1 on RP845244 or Lot 3 on RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St.</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 12.29</p> | <p><i>Code assessment</i> if Ancillary dwelling unit</p> <p><i>Impact assessment</i> if—</p> <p>a) Detached house; or</p> <p>b) Community residence; or</p> <p>c) Multiple housing; or</p> <p>d) Visitor accommodation</p> | <p>If <i>code assessment</i> — Detached House Code.</p> |
| OTHER USES— | | |
| Uses not otherwise defined | <p><i>Accepted development</i> if a road²⁹-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p> | If <i>accepted development</i> - no assessment benchmarks apply. |

²⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 8—Assessment table for the Community Services Zone³⁰

Table 12.6

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE³¹

| Column 1 Defined use or use class ³² | Column 2 Categories of development and assessment ³³ | Column 3 Assessment benchmarks for assessable development ³⁴ and requirements for accepted development |
|---|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> Commercial business Type 1 Office at 30—32 Doonella Street described as Lot 903 on T1631 and Lot 32 on RP893427; or Commercial business Types 2 Medical or 3 Veterinary ; or Entertainment & dining uses where on land bounded by Poinciana Avenue, Pelican Street, Doonella Street and Diyan Street; or Entertainment & Dining Business Type 1 Food and beverage or Type 2, Recreation, Amusement & Fitness where in conjunction with a Community Use | <i>Code assessment</i> if— a) Commercial Business Types 2 or 3 ; or b) Entertainment & dining business Type 1 where in conjunction with a Community Use <i>Impact assessment</i> if— a) Commercial business Type 1 ; or b) Entertainment and dining business if not otherwise code assessment; or c) Home-based business ; or d) Industrial business ; or e) Retail business | <i>If code assessment —</i> a) Tewantin & Doonan Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |
| <i>Inconsistent use</i> Those Business Uses listed in Section 12.33 | | |
| COMMUNITY USES— | | |

³⁰ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

³¹ For development other than material change of use refer to assessment table 12.11 (Division 13)

³² Refer to Part 2, Section 2.11 Dictionary for definitions

³³ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

³⁴ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ³² | Column 2 Categories of development and assessment ³³ | Column 3 Assessment benchmarks for assessable development ³⁴ and requirements for accepted development |
|---|--|--|
| <p><i>Consistent use</i> All Community Uses</p> <p><i>Inconsistent Use</i> No Community Uses</p> | <p><i>Code assessment</i> if—</p> <p>a) Education Type 4; or b) Emergency Service; or c) Open Space Type 1; or d) Wellbeing Type 2;</p> <p><i>Impact assessment</i> if—</p> <p>a) Education Types 1, 2, or 3; or b) Open Space Type 2; or c) Wellbeing Types 1, 3 or 4</p> | <p>If <i>code assessment</i> —</p> <p>a) Tewantin & Doonan Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>.</p> |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> All Infrastructure Uses</p> <p><i>Inconsistent Use</i> No Infrastructure Uses</p> | <p><i>Code assessment</i> if—</p> <p>a) Service and utility Types 1, 2 or 4; or b) Transport Types 1, 2 or 3</p> <p><i>Impact assessment</i> if—</p> <p>a) Service and utility Type 3; or b) Transport Type 4</p> | <p>If <i>code assessment</i> —</p> <p>a) Tewantin & Doonan Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>.</p> |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Ancillary dwelling unit; or Multiple housing Type 3 Retirement & special needs.</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 12.33</p> | <p><i>Code assessment</i> if</p> <p>a) Ancillary dwelling unit; or b) Multiple Housing Type 3 if on Lot 1 on SP146053 located at 119 Moorindil Street Tewantin or Lot 2 on RP177554 located at 186 Cooroy-Noosa Road Tewantin</p> <p><i>Impact assessment</i> if—</p> <p>a) Detached house; or b) Community residence; or c) Multiple housing Types 2, 4 or 5; or d) Visitor accommodation</p> | <p>If <i>code assessment</i> and—</p> <p>a) Ancillary dwelling unit— Detached House Code; or b) Multiple Housing Type 3— i Cooroy & Lake Macdonald Locality Code; and ii Residential Uses Code; and iii Landscaping Code; and iv <i>Engineering Works Codes</i>.</p> |
| OTHER USES— | | |
| <p>Uses not otherwise defined</p> | <p><i>Accepted development</i> if a road³⁵-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p> | <p>If <i>accepted development</i> - no assessment benchmarks apply.</p> |

³⁵ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 9—Assessment table for the Rural Settlement Zone³⁶

Table 12.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE³⁷

| Column 1 Defined use or use class ³⁸ | Column 2 Categories of development and assessment ³⁹ | Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development |
|---|---|--|
| AGRICULTURAL USES— | | |
| <p><i>Consistent use</i> Cultivation Type 1 Traditional; or Animal husbandry Type 1; or All Forestry</p> <p><i>Inconsistent use</i> Those Agricultural Uses listed in Section 12.34</p> | <p><i>Accepted development subject to requirements if—</i> a) Cultivation Type 1; or b) Animal Husbandry Type 1</p> <p><i>Code assessment if—</i> a) Cultivation Type 1 not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or b) Forestry Type 1</p> <p><i>Impact assessment if—</i> a) Cultivation Type 2; or b) Animal husbandry if— i Type 1 and not complying with Column 2 of Table 14.2, Agricultural Uses Code; or ii Type 2; or c) Forestry Type 2</p> | <p><i>If accepted development subject to requirements and—</i> a) Cultivation Type 1— i Column 2 of Table 14.1 of the Agricultural Uses Code; and ii if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code;</p> <p>OR</p> <p>b) Animal Husbandry Type 1— i Column 2 of Table 14.2, Agricultural Uses Code; and ii if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code.</p> <p><i>If code assessment —</i> a) Agricultural Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> |
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i> or Type 3 Veterinary; or All Home-based business</p> <p><i>Inconsistent use</i></p> | <p><i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i>; or b) Home-based business Types 1 or 2</p> <p><i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and</p> | <p><i>If accepted development subject to requirements—and</i> a) an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code, b) a Home based business - Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work— Column 2 of Table 14.44 –</p> |

³⁶ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

³⁷ For development other than material change of use refer to assessment table 12.11 (Division 13)

³⁸ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁹ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁴⁰ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ³⁸ | Column 2 Categories of development and assessment ³⁹ | Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development |
|--|--|---|
| Those Business Uses listed in Section 12.34 | <p>not complying with column 2 of Table 14.7 of the Business Uses Code; or</p> <p>b) Home-based business Types 1 or 2 and not complying with column 2 of Table 14.11 of the Business Uses Code</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business where not otherwise <i>accepted development subject to requirements or code assessment</i>; or</p> <p>b) Entertainment and dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business</p> | <p>14.46 of the Building Works Code</p> <p>If <i>code assessment</i> —</p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent Use</i> Emergency Service Type 2 Shed or Open Space Type 2 Camp ground</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 12.34</p> | <p><i>Code assessment</i> if—</p> <p>a) Emergency service Type 2; or</p> <p>b) Open Space Type 2 Camp ground where a <i>self-contained RV Overnight area</i></p> <p><i>Impact assessment</i> if—</p> <p>a) Education; or</p> <p>b) Emergency service Type 1; or</p> <p>c) Open space if not otherwise code assessment; or</p> <p>d) Wellbeing</p> | <p>If <i>code assessment</i> —</p> <p>a) Tewantin & Doonan Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes</i>.</p> |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent Use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached house, or Community residence; or Visitor accommodation Type 1 Home hosted or Type 3 Rural</p> <p><i>Inconsistent use</i> Those Residential</p> | <p><i>Accepted development subject to requirements</i> if—</p> <p>a) Detached house; or</p> <p>b) Community residence;</p> <p><i>Code assessment</i> if—</p> <p>a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative</p> | <p>If <i>accepted development subject to requirements</i>—</p> <p>a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and</p> <p>b) If a Community Residence — Column 2 of Table 32a of the Community Residence Code</p> <p>If <i>code assessment</i> —</p> <p>a) Detached house - Detached</p> |

| Column 1 Defined use or use class ³⁸ | Column 2 Categories of development and assessment ³⁹ | Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development |
|--|--|---|
| Uses listed in Section 12.34 | provision to the QDC ⁴¹ ; or b) Visitor accommodation Type 1 ; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, except if an alternative provision to the QDC ⁴⁶ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment</i> if a) Ancillary dwelling unit ; or b) Multiple housing ; or c) Visitor accommodation Types 2, 3 or 4 | House Code; or b) Visitor accommodation Type 1 — i. Tewantin & Doonan Locality Code; and ii. Visitor Accommodation Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ; or c) Community residence — i. Community Residence Code; and ii. Detached House Code |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ⁴² -development approval is not required <i>Impact assessment</i> —otherwise | If <i>accepted development</i> - no assessment benchmarks apply. |

⁴¹ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 12.4

⁴² All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 10—Assessment table for the Rural Zone⁴³

Table 12.8

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL ZONE – MAKING A MATERIAL CHANGE OF USE⁴⁴

| Column 1 Defined use or use class ⁴⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁴⁶ and requirements for accepted development |
|--|---|--|
| AGRICULTURAL USES— | | |
| <p><i>Consistent use</i> All Agricultural Uses</p> <p><i>Inconsistent use</i> No Agricultural Uses</p> | <p><i>Accepted development</i> if—</p> <p>a) Cultivation Type 1; or</p> <p>b) Animal husbandry Type 1</p> <p><i>Code assessment</i> if—</p> <p>a) Cultivation Type 1 and not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or</p> <p>b) Cultivation Type 2; or</p> <p>c) Animal husbandry Type 1 and not complying with Column 2 of Table 14.2; or Agricultural Uses Code; or</p> <p>d) Forestry</p> <p><i>Impact assessment</i> if Animal husbandry Type 2</p> | <p>If <i>accepted development</i> and—</p> <p>a) Cultivation Type 1—</p> <p style="padding-left: 20px;">i Column 2 of Table 14.1 of the Agricultural Uses Code; and</p> <p style="padding-left: 20px;">ii if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code;</p> <p style="text-align: center;">OR</p> <p>b) Animal husbandry Type 1—</p> <p style="padding-left: 20px;">i Column 2 of Table 14.2, Agricultural Uses Code; and</p> <p style="padding-left: 20px;">ii if involving building work— Column 2 of Table 14-44 – 14.46 of the Building Works Code</p> <p>If <i>code assessment</i> —</p> <p>a) Agricultural Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> |

⁴³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁴⁴ For development other than material change of use refer to assessment table 12.11 (Division 13)

⁴⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

⁴⁶ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ⁴⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁴⁶ and requirements for accepted development |
|---|---|---|
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Commercial business Type 3 Veterinary; or All Home-based business; or Retail business Type 1 Local if a <i>roadside stall</i></p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 12.37</p> | <p><i>Accepted development</i> if—</p> <p>a) Home-based business Types 1 or 2; or</p> <p>b) Retail business Type 1 being a <i>roadside stall</i></p> <p><i>Code assessment</i> if—</p> <p>a) Home based business Types 1 or 2 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or</p> <p>b) Home-based business Type 2; or</p> <p>c) Retail business Type 1 being a <i>roadside stall</i> and not complying with Column 2 of Table 14-13 of the Business Uses Code</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business; or</p> <p>b) Entertainment and dining; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business if not otherwise <i>Accepted development subject to requirements or code assessment</i></p> | <p><i>If accepted development subject to requirements—</i>and</p> <p>a) Home based business –</p> <p style="padding-left: 20px;">i Column 2 of Table 14.11 of Business Uses Code; and</p> <p style="padding-left: 20px;">ii if involving building work— Column 2 of Table 14-44-14.46 of the Building Works Code; or</p> <p>b) Retail Business Type 1 roadside stall - Column 2 of Table 14-13 of the Business Uses Code</p> <p><i>If code assessment—</i></p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> Emergency service Type 2 Shed; or Open space Type 2 Camp ground</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 12.37</p> | <p><i>Accepted development subject to requirements</i> if Open Space Type 2 Camp ground where a <i>self-contained RV Overnight area</i></p> <p><i>Code assessment</i> if Emergency service Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Education; or</p> <p>b) Emergency service Types 1 or 3; or</p> <p>c) Open space if not otherwise <i>accepted development subject to requirements;</i> or</p> <p>d) Wellbeing</p> | <p><i>If accepted development subject to requirements—</i>Column 2 of Table 14-19 of the Community Uses Code</p> <p><i>If code assessment—</i></p> <p>a) Tewantin & Doonan Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes.</i></p> |

| Column 1 Defined use or use class ⁴⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁴⁶ and requirements for accepted development |
|---|--|--|
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> No Infrastructure Uses | <i>Impact assessment</i> All Infrastructure Uses | |
| <i>Inconsistent Use</i> All Infrastructure Uses | | |
| RESIDENTIAL USES— | | |
| <i>Consistent use</i> Detached house; or Community residence; or Ancillary dwelling unit; or Visitor accommodation Type 1 Home hosted, Type 2 Caravan park or Type 3 Rural | <i>Accepted development subject to requirements if—</i> a) Detached house; or b) Community residence; or c) Visitor Accommodation Type 1 <i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative provision to the QDC ⁴⁷ ; or b) Ancillary dwelling unit; or c) Visitor accommodation Type 1 and not complying with Column 2 of Table 14.34 of the Visitor Uses Code; or d) Community residence and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, except it an alternative provision to the QDC ⁵³ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Multiple housing; or b) Visitor accommodation Types 2, 3 or 4 | If <i>accepted development subject to requirements</i> Column 2 of Tables 14.28–14.31 of the Detached House Code; and a) If Community Residence – Column 2 of Table 32a of the Community Residence Code; or b) If Visitor accommodation Type 1 – Column 2 of Table 14.34 of the Visitor Uses Code If <i>code assessment</i> —and a) Detached house or Ancillary dwelling unit - Detached House Code; or b) Visitor accommodation Type 1 - Visitor Accommodation Code; or c) Community residence – i. Community Residence Code; and ii. Detached House Code |
| <i>Inconsistent use</i> Those Residential Uses listed in Section 12.37 | | |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ⁴⁸ -development approval is not required <i>Impact assessment</i> —otherwise | If <i>accepted development -</i> no assessment benchmarks apply. |

⁴⁷ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 12.4.

⁴⁸ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 11—Assessment table for the Open Space Recreation Zone⁴⁹

Table 12.9

| CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE ⁵⁰ | | |
|---|--|--|
| Column 1 Defined use or use class ⁵¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁵² and requirements for accepted development |
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> Entertainment and dining business Type 1 Food and beverage where in conjunction with an Open Space Use ; or Entertainment and dining business Type 2 Recreation, Amusement & Fitness ; or Entertainment and dining business Types 1 or 3 where located at Noosa Harbour Marine Village, Parkyn Court, Tewanin; or Retail business Type 5 Vehicle where boat hire and located within Noosa Harbour Marine Village, Parkyn Court, Tewanin. | <i>Code assessment if—</i> Entertainment and Dining Type 2 <i>Impact assessment if—</i> a) Commercial business ; or b) Entertainment and dining business Types 1 or 3 ; or c) Home based business ; or d) Industrial business ; or e) Retail business | <i>If code assessment —</i> a) Tewanin & Doonan Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> . |
| <i>Inconsistent use</i> Those Business Uses listed in Section 12.41 | | |

⁴⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁵⁰ For development other than material change of use refer to assessment table 12.11 (Division 13)

⁵¹ Refer to Part 2, Section 2.11 Dictionary for definitions

⁵² Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ⁵¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁵² and requirements for accepted development |
|---|---|---|
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 12.41</p> | <p><i>Code assessment</i> if Open space Type 1 involving <i>building work</i> of 50m² of <i>gross floor area</i> or less</p> <p><i>Impact assessment</i> if—</p> <p>a) Education; or b) Emergency service; or c) Open space Type 1 if involving <i>building work</i> of more than 50m² of <i>gross floor area</i>; or d) Open space Type 2; or e) Wellbeing</p> | <p>If <i>code assessment</i> —</p> <p>a) Tewantin & Doonan Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>.</p> |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Ancillary dwelling unit; or Visitor accommodation Type 2 Caravan park</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 12.41</p> | <p><i>Impact assessment</i> All Residential Uses</p> | |
| OTHER USES— | | |
| <p>Uses not otherwise defined</p> | <p><i>Impact assessment</i></p> | |

Division 12—Assessment table for the Open Space Conservation Zone⁵³

Table 12.10

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵⁴

| Column 1 Defined use or use class ⁵⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁵⁶ and requirements for accepted development |
|---|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent Use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> No Business Uses | <i>Impact assessment</i> All Business Uses | |
| <i>Inconsistent Use</i> All Business Uses | | |
| COMMUNITY USES— | | |
| <i>Consistent use</i> Education Type 4 Information , if an <i>information centre</i> or Open Space Type 2 Camp ground | <i>Impact assessment</i> All Community Uses | |
| <i>Inconsistent use</i> Those Community Uses listed in Section 12.45 | | |
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> No Infrastructure Uses | <i>Impact assessment</i> All Infrastructure Uses | |
| <i>Inconsistent Use</i> All Infrastructure Uses | | |
| RESIDENTIAL USES— | | |
| <i>Consistent use</i> No Residential Uses | <i>Impact assessment</i> All Residential Uses | |
| <i>Inconsistent Use</i> All Residential Uses | | |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Impact assessment</i> | |

⁵³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁵⁴ For development other than material change of use refer to assessment table 12.11 (Division 13)

⁵⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

⁵⁶ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Division 13—Assessment table for development other than material change of use⁵⁷

Table 12.11

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE TEWANTIN & DOONAN LOCALITY – DEVELOPMENT OTHER THAN MATERIAL CHANGE OF USE

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development⁵⁸ and requirements for accepted development |
|--|---|--|
| Carrying out building work not associated with a material change of use | <p><i>Accepted development subject to requirements</i></p> <p><i>Code assessment</i> if not complying with Column 2 of Tables 14.44-14.46 of the Building Works Code</p> | <p>If <i>accepted development subject to requirements</i>— Column 2 of Tables 14.44-14.46 of the Building Works Code</p> <p>If <i>code assessment</i> — Building Works Code</p> |
| Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use ⁵⁹ | <p><i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure⁶⁰</p> <p><i>Code assessment</i> if—</p> <p>a) Demolition of a Class 1 or 10 structure and not complying with Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation and Demolition Code; or</p> <p>b) Class 2 to 9 structure⁶¹</p> <p><i>Accepted development</i> otherwise</p> | <p>If <i>accepted development subject to requirements</i>— Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation or Demolition Code</p> <p>If <i>code assessment</i> —</p> <p>a) Building Removal, Relocation and Demolition Code; and</p> <p>b) Waste Management Code; and</p> <p>c) Erosion and Sediment Control Code</p> <p>If <i>accepted development</i> no assessment benchmarks apply.</p> |
| Placing an advertising device on premises | <p><i>Accepted development subject to requirements.</i></p> <p><i>Code assessment</i> if— not complying with Column 2 of Table 14.46 of the Advertising Devices Code.</p> | <p>If <i>accepted development subject to requirements</i> - Column 2 of Table 14-46, Advertising Devices Code</p> <p>If <i>code assessment</i> — Advertising Devices Code</p> |

⁵⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM9.1- OM9.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁵⁸ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

⁵⁹ A separate development permit will not be required if demolition or removal is to make way for a new use or building, on the same premises, for which a development permit has already been issued.

⁶⁰ As defined in the Building Code of Australia

⁶¹ As defined in the Building Code of Australia

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁵⁸ and requirements for accepted development |
|---|--|---|
| Reconfiguring a lot ⁶² | <i>Code assessment</i> | If <i>code assessment</i> — a) Tewantin & Doonan Locality Code; and b) Reconfiguring a Lot Code and c) Landscaping Code; and d) <i>Engineering Works Codes</i> |
| Carrying out operational works for landscaping associated with a Community Residence where a Development Permit for material change of use is required to be issued | <i>Accepted development subject to requirements</i> | If <i>accepted development subject to requirements</i> — a) S6.1 and S6.2, Community Residence Code; and b) Column 2 of Table 14.57 and S1.1, S1.2, S3.1, and S26.1, Landscaping Code |
| Carrying out operational works associated with material change of use where Development Permit for material change of use has been issued | <i>Code assessment</i> | If <i>code assessment</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i> |
| Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued | <i>Code assessment</i> | If <i>code assessment</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i> |
| Carrying out operational work for the construction of a driveway for a Detached house ; or Community residence | <i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with column 2 of Table 14.48 of Detached House Driveways Code | If <i>accepted development subject to requirements</i> — Column 2 of Table 14.48 of the Detached House Driveways Code If <i>code assessment</i> — Detached House Driveways Code. |
| Carrying out operational works for prescribed tidal works ⁶³ | <i>Code assessment</i> | If <i>code assessment</i> — a) Tewantin and Doonan Locality Code ⁶⁴ ; and b) Table 14.64 of Watercourse Works Code ⁶⁵ |
| Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam) | <i>Accepted development subject to requirements</i> ⁶⁶ if— a) in either the Detached Housing Zone or the Semi-Attached Housing Zone and | If <i>accepted development subject to requirements</i> — a) Column 2 of Table 14-52, Earthworks Code; and b) Column 2 of Table 14-53 of the |

⁶² Where premises are located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan, development applications for reconfiguring a lot will be subject to Division 3 of the regulatory provisions of the SEQ Regional Plan.

⁶³ Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003* and includes tidal works outside Noosa Waters lock system.

⁶⁴ Consistent with section 2.10, the Noosa River takes on the same zoning as the adjoining land. The provisions for the Tewantin and Doonan Locality and the relevant zone therefore apply.

⁶⁵ The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

⁶⁷⁻⁶⁸ This applies only once to any premises.

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ⁵⁸ and requirements for accepted development |
|---|---|--|
| | <p>involving less than 10m³ of material; or</p> <p>b) in all other zones and involving less than 100m³ of material</p> <p><i>Code assessment</i> if—</p> <p>a) not complying with Column 2 of Table 14-52 of the Earthworks Code; or</p> <p>b) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving 10m³ or more of material; or</p> <p>c) in all other zones and involving 100m³ or more of material</p> | <p>Erosion and Sediment Control Code</p> <p>If <i>code assessment</i> —</p> <p>a) Earthworks Code; and</p> <p>b) Erosion and Sediment Control Code.</p> |
| <p>Excavation or filling not associated with a material change of use for the purpose of constructing a dam</p> | <p><i>Accepted development subject to requirements</i>⁶⁷ if—</p> <p>a) Rural Settlement Zone and involving less than 500m³ of material; or</p> <p>b) Rural Zone where the lot is 5ha or greater; or</p> <p>c) Rural Zone where the lot is less than 5ha and involving less than 500m³ of material.</p> <p><i>Code assessment</i> if—</p> <p>a) not complying with column 2 of Table 14-52 of the Earthworks Code; or</p> <p>b) Rural Settlement Zone and involving 500m³ or more of material; or</p> <p>c) Rural Zone where the lot is less than 5ha and involving 500m³ or more of material; or</p> <p>d) in all other zones.</p> | <p>If <i>accepted development subject to requirements</i>—</p> <p>a) Column 2 of Table 14-52 of the Earthworks Code; and</p> <p>b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code</p> <p>If <i>code assessment</i> —</p> <p>a) Earthworks Code; and</p> <p>b) Erosion and Sediment Control Code.</p> |

Division 14—General provisions for the Tewantin & Doonan Locality Code

12.5 Tewantin & Doonan Locality Code

The following provisions comprise the Tewantin & Doonan Locality Code—

- 12.5.1 compliance with the Tewartin & Doonan Locality Code (Section 12.7);
- 12.5.2 overall outcomes for the Tewartin & Doonan Locality, including for each zone in the locality (Division 15);
- 12.5.3 specific outcomes and probable solutions for the Tewartin & Doonan Locality (Division 16); and
- 12.5.4 specific outcomes and probable solutions for each zone in the Tewartin & Doonan Locality (Divisions 17 to 20).

12.6 Compliance with the Tewartin & Doonan Locality Code

Development complies with the Tewartin & Doonan Locality Code if it—

- 12.6.1 fulfils the specific outcomes for the locality in Division 16; and
- 12.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones.(Divisions 17 to 26)

Division 15—Overall outcomes for the Tewartin & Doonan Locality

12.7 Overall outcomes for the Tewartin & Doonan Locality.

- 12.7.1 The overall outcomes are the purpose of the Tewartin & Doonan Locality Code.
- 12.7.2 The overall outcomes sought for the Tewartin & Doonan Locality are the following—
 - a) New uses and works are located, designed and managed to—
 - i be compatible with other uses and works;
 - ii maintain the safety of people and works;
 - iii avoid significant adverse impacts on the amenity enjoyed by users of other premises including acoustic and visual qualities; and
 - iv avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;
 - b) Development is consistent with the Priority Infrastructure Plan in Part 15.
 - c) Urban development is limited to land within the Urban Growth Boundary as shown on Map ZM9;
 - d) The Tewartin and Doonan Locality lies in the south-eastern part of Noosa Shire bounded by-
 - i. State Forest, McKinnon Drive and Cooroibah Creek and Lake Cooroibah in the north;
 - ii. Noosa River and Lake Doonella in the north-east;
 - iii. State Forest, Eenie Creek and Lake Weyba in the south-east;
 - iv. the Shire boundary in the south; and

- v. Sunrise Road and Tinbeerwah Road in the west;
- e) The locality is maintained as part of a complex system of lowlands and uplands, draining through a variety of sensitive wetlands, watercourses and catchments through which the Noosa River and its associated lakes and tributaries flow, resulting in relatively poor drainage with areas frequently inundated by floodwaters or becoming boggy during, and for long periods after, wet weather;
- f) The landform is characterised by lowlands, with gentle undulations, relatively poor soil in the lower areas, marginally improved soils on the low ridges and a high water table;
- g) Noosa River, its tributaries and lakes fringed by mangroves are protected;
- h) Lowlands drain to Cooroibah Creek and Wooroi Creek in the north and Eenie Creek and Keyser Creek in the south;
- i) The diverse landscape fabric is protected including paperbark wetlands, mangroves, heath lands and scribbly gum forests, particularly along the broad drainage paths and in areas with a high water table;
- j) The low ranges of the Noosa River system support substantial eucalypt forests and form a natural boundary to the locality;
- k) The vegetated ranges that form part of the western vista enjoyed by many other parts of the coastal urban area of Noosa are protected;
- l) Key features of the landform and landscape are protected including—
 - i. Harry Springs Conservation Park and part of the Great Sandy National Park;
 - ii. Tewantin State Forest, which includes Mount Tinbeerwah and the range systems of the sub-coastal escarpment that dominate the vistas to the west viewed from many parts of the locality;
 - iii. the values attached to the Noosa River, Lake Cooroibah, Lake Doonella, Lake Weyba and Cooroibah, Wooroi, Cranks, Eenie and Keyser Creeks; and
 - iv. land with Crown Reserve status adjacent to Cooroibah Creek, the Noosa River and Wooroi Creek;
- m) The Tewantin & Doonan Locality retains its primary role of providing housing for permanent residents;
- n) Tewantin is a vibrant riverside and lakeside urban area with a traditional town character and identity within a vegetated, waterfront setting;
- o) Tewantin maintains the atmosphere of a small country town with residents enjoying high levels of convenience and accessibility to urban services;
- p) The town of Tewantin is serviced by reticulated water and sewerage;
- q) Tewantin maintains a strong historical heritage reflected in the many older buildings of the locality;
- r) Tewantin is a gateway to the Noosa River, the hinterland, Noosa North Shore and the Great Sandy Region;
- s) Within the town of Tewantin, the distinct character of existing residential neighbourhoods is retained, and housing offers high levels of residential amenity, convenience, accessibility and servicing, while maintaining the low density and low scale synonymous with the local character;

- t) The character of residential neighbourhoods vary due to factors such as lot sizes, the established vegetated character and age of the development and open space provision.
- u) Residential neighbourhoods maintain good access to services available at Tewantin and Noosaville Business Centres, schools, sporting facilities, Noosa River and ocean beaches;
- v) **Multiple housing** in the form of duplex units and flats and townhouses for permanent residents are generally focused on areas close to the Tewantin Business Centre, community facilities, parks and public transport services;
- w) Retirement villages and relocatable home parks providing higher density living are located within easy access of the business or neighbourhood centres;
- x) **Visitor accommodation** is focused on the locality's caravan parks and small-scale accommodation in rural settings, as well as the Royal Mail Hotel in central Tewantin and Australis Noosa Lakes Resort on Lake Doonella;
- y) Rural settlement, at varying densities consistent with the environmental constraints of the area, offer high levels of amenity and moderate to high levels of convenience, accessibility and servicing;
- z) Rural settlement and open space are the dominant land uses south of the Tewantin State Forest, and serve to define the boundaries of the coastal urban area of Noosa;
- aa) Rural settlements provide tranquil, bushland settings, where open space, privacy and rural and ocean vistas are key features;
- bb) Rural communities have relatively close proximity to services and recreation attractions in the coastal urban part of Noosa including Tewantin, Noosaville, Noosa Heads, Cooroy and areas to the south;
- cc) Rural settlements are largely without reticulated water and sewerage;
- dd) Access to Noosa-Eumundi Road and the coastal centres of Noosa is maintained for residents in Doonan;
- ee) The urban boundaries of Tewantin remain defined by vegetated edges provided by Tewantin State Forest, Harry Springs Conservation Park, Lake Doonella and the floodplains of the Noosa River and Cooroibah, Wooroi, Eenie and Keyser Creeks;
- ff) The Tewantin Business Centre—
 - i accommodates uses that do not detract from the role of the Shire Business Centre as the principal business centre for Noosa Shire;
 - ii is focused on Poinciana Avenue and serves the residents of the locality and wider hinterland, providing shops, banks, medical centres, professional and personal services, dining, social and recreational facilities, without compromising the small town character or creating traffic congestion; and
 - iii also serves a significant employment and administrative role, with Council offices, government and community services and many different businesses present within the centre;
- gg) The Tewantin Business Centre is predominantly free of through traffic, while public transport ensures local accessibility for residents including target groups such as the elderly, youth and unemployed;
- hh) The following roads are protected as part of Noosa's major road network—

- i Cooroy-Noosa Road;
- ii Eumundi Road;
- iii Emu Mountain Road;
- iv McKinnon Drive, and parts of Butler Street;
- v Poinciana Avenue;
- vi Sections of Doonella Street, Memorial Avenue and Sidoni Street;
- vii Walter Hay Drive;
- viii Beckmans Road; and
- ix Sunrise Road;
- ii) The key character and entry-defining role of the following roads are protected from visually intrusive development—
 - i eastern approach along Hilton Terrace, looking across Lake Doonella where Casuarinas, Eucalyptus, Mangroves and Melaleucas flank the lake shore and Noosa Harbour Marine Village occupies the riverside;
 - ii western approach along Cooroy-Noosa Road past Tewartin State Forest, the golf course and sports fields;
 - iii northern approach along McKinnon Drive past Harry Springs Conservation Park and open space associated with rural settlement and sports fields; and
 - iv from the south along Walter Hay Drive and Eumundi Road, flanked by State Forest, bushland and rural residential development;
- jj) Tewartin contributes to the Shire’s social and economic well-being through the retention of—
 - i the significant business and community activities generated in or by the Tewartin Business Centre;
 - ii access to the Noosa North Shore area, via the ferry crossing at Moorindil Street;
 - iii visitor and resident entertainment, dining; boating-related activities at Noosa Harbour Marine Village;
 - iv recreational opportunities based on the watercourses and State forest;
 - v caravan parks providing low cost visitor accommodation opportunities;
 - vi the primary school;
 - vii aged care facilities and retirement communities;
 - viii major sporting facilities including those of the Noosa District Sports Complex and the Tewartin-Noosa Golf Club;
 - ix the coastal landfill facility and associated recycling and waste collection facilities in the south of the locality; and
 - x State forest resources;
- kk) The environmental, aesthetic and scenic values of the locality, or *watercourses* just outside the locality, are protected and maintained. These include—

- i the Noosa River;
 - ii Lakes Cooroibah, Doonella and Weyba;
 - iii Cooroibah, Wooroi, Cranks, Eenie and Keyser Creeks and their associated riparian communities;
 - iv Mt Tinbeerwah;
 - v the vegetated range systems, particularly in areas close to or visible from Eumundi Road, Cooroy-Noosa Road and Beckmans Road;
 - vi Tewantin State Forest;
 - vii views to Noosa North Shore;
 - viii lowland areas in their natural state; and
 - ix major open space network links between Lake Cooroibah, Tewantin State Forest, Lake Weyba and open space areas to the south;
- ll) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- mm) Development provides for low impact nature-based recreation activities in and around the Noosa River over other forms of more intensive recreation.
- nn) For the **Detached Housing Zone**—single detached housing prevails which maintains—
- i a low impact, low density development form of domestic scale;
 - ii a high level of residential amenity;
 - iii building styles befitting the character of the locality and which respond to, and are integrated with, site characteristics including slope and native vegetation; and
 - iv landscaped settings consistent with the character of the locality;
- oo) For the **Semi-Attached Housing Zone**—residents are accommodated in detached or semi-attached housing forms that—
- i offer a high level of residential amenity, design quality; and
 - ii are located within convenient access to the *major road network*, goods and services and employment centres;
- pp) For the **Attached Housing Zone**—residents and visitors are accommodated in predominantly attached housing forms that—
- i contribute to a high level of residential amenity, design quality and safety;
 - ii respect the scale and character of the streetscape and surrounding development; and
 - iii are located within convenient access of employment centres, goods and services, public transport and community facilities;
- qq) For the **Neighbourhood Centre Zone**—
- i Neighbourhood Centres form focal points for the local community and visitors, providing shops, offices and limited higher order services to support the day-to-day needs of residents and visitors; and

- ii Business Uses offer local employment opportunities, encourage equitable access to services and are of a scale and character consistent with the locality and Noosa's retail hierarchy;
- rr) For the **Business Centre Zone**—
 - i significant retail and commercial uses provide residents and visitors with a range of goods and services including some higher order services;
 - ii the Business Centre is a significant employment node and is serviced by public transport;
 - iii a mix between business uses and upper level employee housing reduces commuting pressures and creates a vibrant environment with opportunities for both day and night time casual surveillance;
 - iv retail uses are focused on Poinciana Avenue; and
 - v pedestrian safety and accessibility is maintained or enhanced;
- ss) For the **Community Services Zone**—land committed or planned for community purposes—
 - i is protected and managed to enable the efficient and timely delivery of community services; and
 - ii is consistent with the indoor recreation, education, social and safety needs of the local community, including people with special needs, such as the elderly, children, low income earners and disabled persons;
- tt) For the **Rural Settlement Zone**—detached housing on large lots—
 - i is the dominant building form, to the general exclusion of other uses;
 - ii incorporate designs that respond to, and are integrated with site characteristics including slope and native vegetation;
 - iii contribute to the rural or semi-rural character and amenity of the area;
 - iv may be located in close proximity to working farms or other rural industries; and
 - v offers a relaxed rural lifestyle for residents;
- uu) For the **Rural Zone**—rural land is protected and appropriately managed such that:-
 - i. the scenic and environmental values, the distinct rural amenity and agricultural productivity of the locality are preserved and are not adversely impacted as a consequence of development on or adjacent to that land; and
 - ii. locally appropriate enterprises such as bed and breakfast accommodation, farmstays, cabins, camping grounds, roadside stalls and home based businesses enhance the economic sustainability of the hinterland; and
- vv) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of passive and active recreational experiences that are conducive to community interaction and wellbeing; and
- ww) For the **Open Space Conservation Zone**—natural environmental values of high order and warranting conservation status are—
 - i protected for their importance in contributing to *ecological sustainability* including maintenance of water quality and provision of habitat and open space linkages; and

- ii appropriately managed to the general exclusion of development or any further subdivision of freehold lots.

Division 16—Specific Outcomes and Probable Solutions for the Tewantin & Doonan Locality

Table 12.12

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 12.8 Effects of use | |
| <p>Amenity O1 Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.</p> | No solution provided. |
| <p>Major road network O2 The function of, and visual amenity and character surrounding the <i>major road network</i>, including Eumundi–Noosa Road, Beckmans Road, Cooroy–Noosa Road, Poinciana Avenue, Moorindil Street, Emu Mountain Road, Doonella Street, Memorial Avenue, Sidoni Street, Walter Hay Drive, Sunrise Road, McKinnon Drive and Butler Street is protected and enhanced.</p> | No solution provided. |
| 12.9 Built form | |
| <p>Density O3 The density of <i>development</i> within the <i>site area</i>—</p> <ul style="list-style-type: none"> a) is compatible with surrounding <i>development</i>; b) does not exceed— <ul style="list-style-type: none"> i. for the Semi-Attached Housing Zone— 1 <i>dwelling unit</i> per 300m² of <i>site area</i>, with a maximum <i>population density</i> of 100 persons per hectare; and ii. for the Attached Housing Zone—a maximum <i>population density</i> of 100 persons per hectare; and iii. for the Business Centre Zone— maximum <i>population density</i> of 100 persons per hectare with the exception of a <i>visitor hostel</i> at the Royal Mail Hotel site (Lot 1 on RP845244 & Lot 3 on RP40197) which has an allowable <i>population density</i> of 320 persons per hectare exclusively for such a use; and iv. for the Community Uses Zone maximum <i>population density</i> of 320 persons per hectare exclusively for the purposes of <i>Residential Aged Care</i> and 160 persons per hectare for any other form of Retirement & Special Needs Housing; and c) has a low site impact to enhance the opportunity to maintain natural site | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| characteristics, including native <i>vegetation</i> and natural landforms. | |
| <p>Height</p> <p>O4 <i>Buildings</i> and other <i>structures</i>—</p> <ul style="list-style-type: none"> a) are low rise and present a building height consistent with structures on adjoining and surrounding land; b) have a maximum building height of 2 <i>storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land including access to sunlight; e) respect the scale of surrounding <i>vegetation</i>; and f) respond to the topography of the <i>site</i> and minimise cut and fill (eg. by stepping down the slope or using suspended floor construction, for <i>sloping sites</i>). | <p>S4.1 The maximum height of <i>buildings</i> and other <i>structures</i> is—</p> <ul style="list-style-type: none"> a) if in the Business Centre Zone—10m unless within 10m of either Blakesley Street or Sidoni Street in which case it is 8m; b) if in the Rural or Rural Settlement Zone—8m, or 9m where the pitched roof but no other part of the <i>building</i> or <i>structure</i> exceeds 8m; or c) in all other zones—8m. |
| <p>Setbacks</p> <p>O5 <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <ul style="list-style-type: none"> a) provide amenity for users of the premises as well as preserve the visual and acoustic privacy of adjoining and nearby land uses; b) preserve any existing <i>vegetation</i> that will <i>buffer</i> the proposed building from adjoining uses; c) allow for landscaping to be provided between buildings; and d) maintain the visual continuity and pattern of buildings and landscape elements within the street; and e) help protect the natural character and visual amenity of the Noosa River system and other watercourses and lakes. | <p>S5.1 <i>Buildings</i> and <i>structures</i> comply with the <i>setbacks</i> specified in Schedule 1 - Minimum Boundary Setbacks.</p> |
| <p>Site cover, gross floor area and plot ratio</p> <p>O6 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of <i>buildings</i> and other roofed <i>structures</i>—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing <i>vegetation</i> and allows for <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O7 Site cover—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a building within a Detached Housing Zone, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or | <p>No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <ul style="list-style-type: none"> ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within a Detached Housing Zone does not exceed—40%; c) for the Semi-Attached Housing Zone does not exceed 40%; or d) for the Attached Housing Zone does not exceed 40%. <p>O8 For Multiple Housing Type 2 development has a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O9 For Multiple housing Types 3 or 4, Visitor accommodation Type 4 or the <i>accommodation unit</i> component of an Entertainment and dining business Type 3— the maximum <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O10 For the Neighbourhood Centre Zone and the Business Centre Zone the maximum <i>plot ratio</i> does not exceed—</p> <ul style="list-style-type: none"> a) 0.8:1 for the first 2,000m² of site areas; plus b) 0.3:1 for the balance of the site areas in excess of 2,000m². | |
| <p>Flooding and drainage⁶⁸</p> <p>O11 <i>Buildings</i> and other works are designed and sited to—</p> <ul style="list-style-type: none"> a) provide flood free access to premises and flood free habitable areas; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure carparking areas can be adequately drained; d) ensure drainage does not adversely impact upon other premises; and e) ensure filling or excavation does not adversely impact upon other premises by— <ul style="list-style-type: none"> i. causing ponding of water on the <i>site</i> or nearby land; ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path. | <p>S11.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for <i>habitable rooms</i> are—</p> <ul style="list-style-type: none"> a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modelling is available—a minimum of 300mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level; <p>AND</p> <p>S11.2 Where Council infrastructure is available—</p> <ul style="list-style-type: none"> a) any drainage (from buildings and land) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading; <p>AND</p> <p>S11.3 For Residential Uses—</p> <ul style="list-style-type: none"> a) where slab on ground construction is used, filling does not extend more than 1m beyond the building footprint and access to car parking areas, measured from outer walls of the building; or |

⁶⁸ Information on minimum floor levels and flood levels for some parts of the Shire is available from Council. These provisions are not limited to areas shown as Flood Hazard Areas on overlay maps OM1.3-9.3.

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| | <p>b) the design consists of a suspended floor construction;</p> <p>AND</p> <p>S11.4 Car parking and maneuvering areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; or</p> <p>S11.5 <i>Basements</i> for residential uses have flood immunity above the 1%AEP <i>defined flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p>S11.6 <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>defined flood event</i> that may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p> |
| <p>Sloping sites O12 On <i>sloping sites</i>, buildings and structures are designed to maximise the use of natural slope and minimise the need for cut and fill.</p> | <p>S12.1 <i>Buildings</i> are of split level design that step down the slope or have suspended floor construction;</p> <p>AND</p> <p>S12.2 Cut or fill is less than 2m in depth relative to <i>natural ground surface</i>;</p> <p>AND</p> <p>S12.3 The distance between the ground and the lowest part of the floor of the building does not exceed 3m.</p> |
| <p>Roof form O13 Roof forms—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the low density character of the locality; c) do not present an appearance of excessive bulk to side neighbours; d) use simple traditional roof designs; and e) do not create opportunities for residents to overlook the private open space areas of neighbouring properties. | <p>S13.1 Except for the Business Centre Zone, the main roof of the <i>building</i> has a <i>roof pitch</i> no less than 5 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>;</p> <p>AND</p> <p>S13.2 Buildings and structures do not include roof top terrace areas.</p> |
| <p>Landscaped setting O14 Tall trees and native <i>vegetation</i> add to the character of the locality and are retained; AND O15 Existing character trees such as eucalypts, poincianas, melaleucas and figs are retained.</p> | <p>No solution provided.</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| 12.10 Environment, Conservation and Recreation | |
| <p>Environment and cultural heritage values O16 There are no significant adverse effects on biodiversity, native <i>vegetation</i>, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> a) changes to natural drainage; b) disturbance of the <i>wetland</i> system; c) management of landslide and fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) effluent disposal⁶⁹; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of cultural heritage significance. | <p>No solution provided</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Editor's note: <i>PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.</i></p> </div> |
| <p>Open space network O17 An integrated open space network is established, enhanced and protected throughout the locality to—</p> <ul style="list-style-type: none"> a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide access to Community Uses and buildings, <i>public open space</i> and the Noosa River; d) provide habitat connectivity for wildlife; e) protect <i>watercourses</i> and <i>drainage lines</i>; f) protect <i>vegetation on steep slopes</i>; and g) form a scenic backdrop for residential development. | <p>S17.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p> |
| <p>Noosa Trail Network O18 A comprehensive network of bridle trails and pedestrian and bicycle links is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire's residents and visitors; AND O19 Existing and future pedestrian, bridle trail or bicycle linkages are retained as part of a Shire wide trail network.</p> | <p>S18.1 No solution provided</p> <p>S19.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2; AND S19.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network as indicated in Schedule 5 – Map 2, including severing of existing or future linkages; or S19.3 Alternative linkages to those indicated in Schedule 5 – Map 2 are</p> |

⁶⁹ Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to PSP1 – Information Council May Request.

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| | <p>provided; AND S19.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with—</p> <ul style="list-style-type: none"> a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i>. |
| <p>Pedestrian and bicycle pathways O20 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations.</p> | <p>S20.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15; AND S20.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p> |
| <p>Noosa River⁷⁰ O21 Commercial development on and adjacent to the Noosa River is designed to –</p> <ul style="list-style-type: none"> a) provide for uses for <i>marine facility purposes</i> only; b) be compatible with the scenic values of the waterway; c) provide a high level of amenity, including ensuring low ambient noise levels; d) not increase the overall scale and intensity of commercial operations; e) ensure no additional commercial leases on the Noosa River; f) ensure no net increase in the gross floor area of <i>buildings</i> or <i>structures</i>; g) use materials, natural finishes and colours that blend with the surrounding natural landscape; and h) reflect the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design). <p>O22 Commercial development does not extend beyond existing commercial lease areas⁷¹.</p> <p>O23 The loading and unloading of passengers is confined to the commercial lease areas of the respective commercial operation.</p> | <p>S21.1 No solution provided</p> <p>S22.1 Development does not increase the overall footprint of commercial jetties and structures.</p> <p>S23.1 No probable solution</p> |

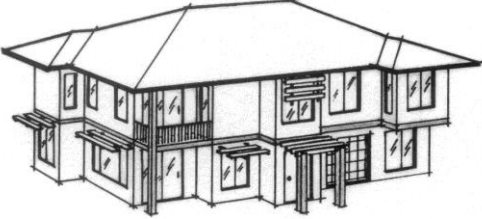
⁷⁰ Consistent with section 2.10, the Noosa River takes on the same zoning as the adjoining land. These provisions apply to buildings, structures and commercial activities on and adjoining the Noosa River.

⁷¹ This refers to the commercial lease area existing at the time of gazettal of this plan.

Division 17—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 12.13

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 12.11 Consistent uses | |
| <p>O24 The following defined uses and use classes are consistent uses and are located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 if an <i>estate sales office</i>; b) Home-based business Types 1 or 2; c) Detached house; d) Community residence; and e) Visitor accommodation Type 1. | <p>No solution provided</p> |
| 12.12 Inconsistent uses | |
| <p>O25 The following defined uses and use classes are inconsistent uses and are not located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business unless Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) All Community Uses; h) Service and Utility; i) Transport Types 1, 2, 3 or 4; j) Ancillary dwelling unit; k) Multiple housing; and l) Visitor accommodation Types 2, 3 or 4. | <p>No solution provided</p> |


| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 12.13 Built form | |
| <p>Streetscape character & building bulk O26 Buildings and structures—</p> <ul style="list-style-type: none"> a) are at a scale and nature complementary and respectful to its surroundings; b) maintain the visual amenity of adjoining and surrounding development; c) are designed to address the street and contribute positively to the streetscape character; d) are not visually dominated by garages or car ports; and e) orientate front doors, feature windows and roof treatment towards the street; <p>Figure 12.1—Use of design features to break up building bulk</p>  <p>AND</p> <p>O27 Buildings give the physical appearance of being one Detached house.</p> | <p>S26.1 The main entrance of the building faces and is recognisable from the street; AND</p> <p>S26.2 For buildings and other structures—</p> <ul style="list-style-type: none"> a) the maximum wall length is 15m; and b) each external wall plane incorporates at least one design element to add visual interest and amenity such as windows, pergolas, sun shading devices, balconies or a change of building material. (See Figure 12.1 which illustrates how a combination of design features such as varying materials, finishes, horizontal and vertical articulation, break up building bulk and create interest and shadow lines. Awnings create interest and the roof profile aims to reduce building bulk by sloping to perimeter gutters); <p>AND</p> <p>S26.3 If the main entrance of the building is reached by stairs, the stairs are located between the building and the street frontage;</p> <p>S27.1 No solution provided</p> |
| <p>Garages and carports O28 Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p> | <p>S28.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; <p>AND</p> <ul style="list-style-type: none"> b) adopt a roof form and building style that are the same as that of the building; <p>AND</p> <ul style="list-style-type: none"> c) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or d) that are visible from, but do not face the street, include windows or other articulation and have a 6m landscaped buffer between the structure and the road frontage |

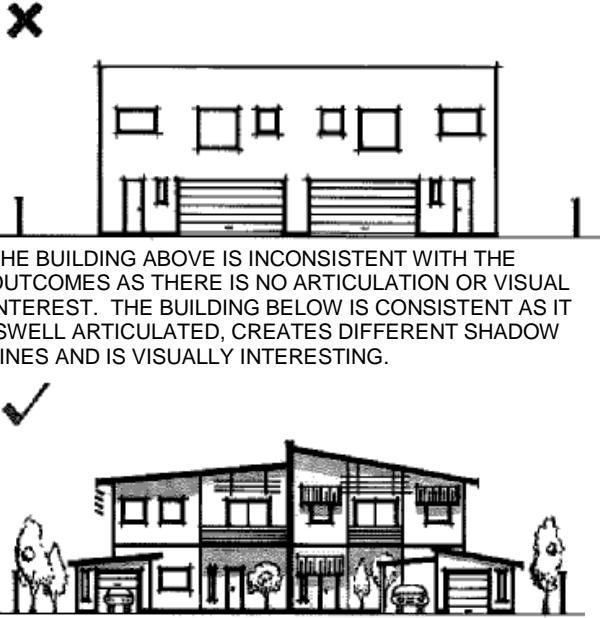
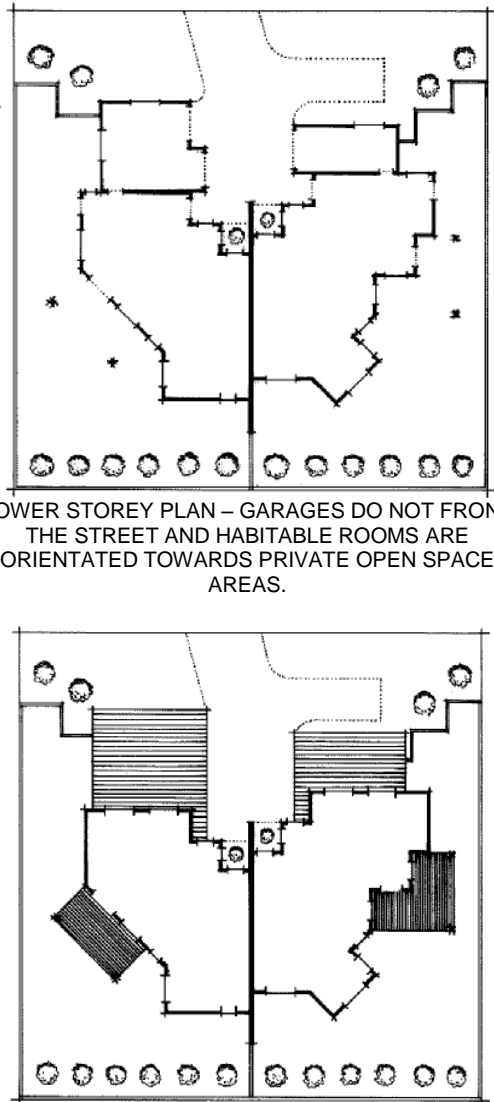
| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <p>Front fences & walls</p> <p>O29 Front fences and walls are designed and sited to contribute to the streetscape without creating any nuisance to neighbours or pedestrians.</p> | <p>S29.1 Front fences and walls are—</p> <ul style="list-style-type: none"> a) not forward of the front plane of the <i>dwelling units</i>; b) no more than 900mm high; or c) no more than 1.2m high and of <i>open construction</i> (ie. at least 50% transparent). |

Division 18—Specific Outcomes and Probable Solutions for the Semi-Attached Housing Zone

Table 12.14

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.14 Consistent uses | |
| <p>O30 The following defined uses and use classes are consistent uses and are located in the Semi-Attached Housing Zone—</p> <ul style="list-style-type: none"> a) Home-based business Type 1; b) Home-based business Type 2 where operated from a detached house; c) Detached house; d) Community residence; and e) Multiple housing Types 2, 3 or 5. | No solution provided |
| 12.15 Inconsistent uses | |
| <p>O31 The following defined uses and use classes are inconsistent uses and are not located in the Semi-Attached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business Type 2 if not operated from a detached house; e) Home-based business Type 3; f) Industrial business; g) Retail business; h) All Community Uses; i) All Infrastructure Uses; j) Ancillary dwelling unit; k) Multiple housing Type 4; and l) Visitor accommodation. | No solution provided |
| 12.16 Effects of use | |
| <p>O32 Relocatable home parks are located and retained within, but are not limited to, the following designated lands to the general exclusion of other uses—</p> <ul style="list-style-type: none"> a) “Noosa Glades” at Lots 2 & 3 on RP220959; | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| <p>and</p> <p>b) Part of “Bougainvillia Caravan Park” at Lot 230 on MCH4114</p> <p>AND</p> <p>O33 Retirement and Special Needs Type 3 accommodation is located and retained within, but is not limited to, the following designated lands to the general exclusion of other uses—</p> <p>a) “Riverlands Noosa” at Lot 335 on RP211082;</p> <p>b) “Noosa Outlook Retirement Village” at Lot 5 on SP117231;</p> <p>AND</p> <p>O34 Land known as “Monterey-Noosa River Heights” situated at Furness Drive provides housing for permanent residents in single storey detached or semi-attached <i>dwelling units</i> with access to common recreation facilities on <i>site</i>.</p> | |
| <p>12.17 Built form</p> | |
| <p>Streetscape character & building bulk</p> <p>O35 <i>Buildings</i> and other <i>structures</i>—</p> <p>a) reflect the typical Queensland domestic vernacular that is predominant in older parts of Tewantin;</p> <p>b) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front façade,</p> <p>c) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties;</p> <p>d) present as a small building of a domestic scale within a landscaped setting; and</p> <p>e) present well articulated facades where garages or carports are not the dominant visual element when viewed from the street.</p> <p>Figure 12.2—Use of design features to reduce visual building bulk</p>  | <p>S35.1 The main entrance of the building faces and is recognisable from the street; AND</p> <p>S35.2 <i>Buildings</i> and other <i>structures</i> are designed to—</p> <p>a) have a maximum wall length of 15m and each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, <i>balconies</i> or a change of building material) (see Figure 12.2 and Figure 12.3);</p> <p>b) vary and break up the roof form through gables or different pitches to add visual interest and define the individual <i>dwelling units</i> (see Figure 12.2 and Figure 12.3);</p> <p>c) provide individual segmented <i>balconies</i> for each <i>dwelling unit</i> to reduce dominant horizontal banding (see Figure 12.4);</p> <p>d) visually break up building facades by incorporating different but complementary textures and building materials; and</p> <p>e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings;</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| <p>Figure 12.3—Adding visual interest to building facades</p>  <p>THE BUILDING ABOVE IS INCONSISTENT WITH THE OUTCOMES AS THERE IS NO ARTICULATION OR VISUAL INTEREST. THE BUILDING BELOW IS CONSISTENT AS IT IS WELL ARTICULATED, CREATES DIFFERENT SHADOW LINES AND IS VISUALLY INTERESTING.</p> <p>O36 No more than 2 <i>dwelling units</i> are located on any site.</p> | <p>Figure 12.4—Articulation and orientation for privacy</p>  <p>LOWER STOREY PLAN – GARAGES DO NOT FRONT THE STREET AND HABITABLE ROOMS ARE ORIENTATED TOWARDS PRIVATE OPEN SPACE AREAS.</p> <p>UPPER STOREY PLAN – ORIENTATION ALLOWS RESIDENTS TO OVERLOOK THEIR OWN PRIVATE OPEN SPACE WHILT MINIMISING OPPORTUNITIES TO OVERLOOK ADJOINING PROPERTIES.</p> <p>AND</p> <p>S35.3 For corner sites the building design addresses both street frontages by—</p> <ol style="list-style-type: none"> including doors and windows on each face of the building that fronts a road; and incorporating an access point from each street, one for each of the dwelling units. <p>S36.1 No solution provided</p> |
| <p>Garages and carpports</p> <p>O37 Garages, carpport structures and vehicle manoeuvring areas are designed and sited to—</p> | <p>No solution provided</p> |


| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| <ul style="list-style-type: none"> a) provide for resident and visitor parking; b) visually integrate with the building and to not dominate the street front; c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas; d) minimise the number of driveway accesses; and e) allow safe and efficient access to and egress from the premises. | |
| <p>Front fences & walls</p> <p>O38 The open streetscape and lack of formal boundaries between public and private lands is retained and enhanced, and front fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> a) contribute to the attractiveness of the street; b) be compatible with the existing streetscape character; c) relate to the architectural period of the building; d) avoid interference with the movement of surface stormwater; e) allow for casual surveillance from the street or where premises adjoin part of the <i>major road network</i>, mitigate traffic noise; f) provide for planting in front of high solid fences and walls; and g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath. | <p>S38.1 Front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at maximum 5m intervals.</p> <p>AND</p> <p>S38.2 The area of land between the fence and the front property boundary shall be densely landscaped to screen any fencing from the street.</p> <p>AND</p> <p>S38.3 Any fencing on the boundary which is not screened by vegetation is either less than 1.2m high or of an open construction.</p> |

Division 19—Specific Outcomes and Probable Solutions for the Attached Housing Zone

Table 12.15

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 12.18 Consistent uses | |
| <p>O39 The following defined uses and use classes are consistent uses and are located in the Attached Housing Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 where a <i>professional office</i> and located at 64, 66 and 68 Poinciana Avenue; b) Commercial business Types 2 or 3 where located at 64, 66 and 68 Poinciana Avenue; c) Home-based business Type 1; d) Detached house where not located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002; e) Community residence where not located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002; | <p>No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| f) Multiple housing where not located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002; and g) Visitor accommodation Type 4 where located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002. | |
| 12.19 Inconsistent uses | |
| O40 The following defined uses and use classes are inconsistent uses and are not located in the Attached Housing Zone— a) All Agricultural Uses ; b) Commercial business Type 1 where not located at 64, 66 and 68 Poinciana Avenue; c) Commercial business Types 2 or 3 where not located at 64, 66 and 68 Poinciana Avenue; d) Entertainment and dining business ; e) Home-based business Types 2 or 3 ; f) Industrial business ; g) Retail business ; h) All Community Uses ; i) Detached House where located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002 j) Community Residence where located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002 k) Ancillary dwelling unit ; l) Multiple Housing where located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002 m) Visitor accommodation Types 1, 2 or 3 ; and n) Visitor accommodation Type 4 where not located at Noosa Lakes Resort 1-3 Hilton Terrace, Tewantin on Plans SP115731, SP115743 and SP118002. | No solution provided |
| 12.20 Visitor Accommodation | |
| Visitor Accommodation Type 4 O41 Substantial resort sites are protected for Visitor accommodation Type 4 including Noosa Lakes Resort, 1-3 Hilton Terrace on Plans SP115731, SP115743 and SP118002. | No solution provided |
| 12.21 Amenity | |
| Land use O42 Conventional Multiple housing is limited to land within the Attached Housing Zone, located within walking distance of the Tewantin Business Centre. | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 12.22 Built form | |
| Streetscape character & building bulk | |
| <p>O43 Buildings and structures—</p> <ul style="list-style-type: none"> a) present a visual bulk and architectural scale that is consistent with structures on adjoining and nearby land; b) do not dominate the streetscape or surrounding spaces; c) address the street; d) respect the public spaces about the <i>site</i>; e) vary in line and plane; f) reflect the original vernacular architecture surrounding them; g) make use of verandahs, eaves, and roof overhangs for aesthetic and lifestyle reasons; h) integrate landscaping into the building design to provide visual relief and screening; and i) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street. | <p>S43.1 Buildings and other structures are designed to—</p> <ul style="list-style-type: none"> a) have a maximum wall length of 15m and each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, balconies or a change of building material); b) vary and break up the roof forms through gables or different pitches to add visual interest and define the individual dwelling units; c) provide individual segmented balconies for each dwelling unit to reduce dominant horizontal banding; d) visually break up building façades by incorporating different but complimentary textures and building materials; and e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings. <p>Figure 12.5—Use of design features to reduce building bulk</p>  |
| <p>O44 Buildings and structures take the form of small separate buildings (no more than 4 attached dwelling units), rather than large single bulky developments;</p> | <p>S44.1 No solution provided</p> |
| Garages and carports | |
| <p>O45 Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> a) provide for resident and visitor parking; b) visually integrate with the building and to not dominate the street front; c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas; d) minimise the number of driveway accesses; and e) allow safe and efficient access to and egress from the premises. | <p>S45.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; and b) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or c) that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage; <p>AND</p> <p>S45.2 Where multiple lock up garages face the street garage doors are stepped back a minimum of 600mm from each other, in</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--|
| | relation to the <i>frontage</i> or are separated by at least 1.5m; AND S45.3 Garages, carports and uncovered spaces are designed to allow vehicles to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum; AND S45.4 The development provides for shared driveways to minimise the number of access points, except on sites with more than one street frontage, where garages or carports in the development front separate streets. |
| Front fences & walls O46 The open streetscape and lack of formal boundaries between public and private lands is retained and enhanced, and front fences and walls are designed and sited to— <ul style="list-style-type: none"> a) contribute to the attractiveness of the street; b) be compatible with the existing streetscape character; c) relate to the architectural period of the building; d) avoid interference with the movement of surface stormwater; e) allow for casual surveillance from the street or on main roads, mitigate traffic noise; f) provide for planting in front of high solid fences and walls; and g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath. | S46.1 Front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at maximum 5m intervals; AND S46.2 The area of land between the fence and the front property boundary shall be densely landscaped to screen any fencing from the street; AND S46.3 Any fencing on the boundary which is not screened by vegetation is either less than 1.2m high or of an open construction. |

Division 20—Specific Outcomes and Probable Solutions for the Neighbourhood Centre Zone

Table 12.16

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.23 Consistent uses | |
| O47 The following defined uses and use classes are consistent uses and are located in the Neighbourhood Centre Zone— <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining business Type 1; c) Retail business Types 1, 2, 6 or 7; d) Education Types 1 or 4; e) Wellbeing Type 2; and f) Ancillary dwelling unit | No solution provided |
| 12.24 Inconsistent uses | |
| O48 The following defined uses and use classes | |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <p>are inconsistent uses and are not located in the Neighbourhood Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Entertainment and dining business Types 2 or 3; c) Home-based business; d) Industrial business; e) Retail business Types 3, 4 or 5; f) Education Types 2 or 3; g) Emergency service; h) Open space; i) Wellbeing Types 1, 3 or 4; j) All Infrastructure Uses; k) Detached house; l) Community residence; m) Multiple housing; and n) Visitor accommodation | <p>No solution provided</p> |
| 12.25 Effects of use | |
| <p>Amenity</p> <p>O49 The Neighbourhood Centre Zone accommodates Business Uses that provide for the immediate needs of nearby residents, in a manner that does not impact on residential amenity through excessive traffic, noise, artificial lighting or fumes; AND</p> <p>O50 The privacy of adjacent residential premises is maintained such that the residents' use of indoor and outdoor living areas is not unreasonably restricted by overlooking from adjoining buildings.</p> | <p>S49.1 At St Andrews Drive, business deliveries are undertaken only between the hours of 7:00am and 8:00pm.</p> <p>S50.1 No solution provided</p> |
| <p>Active building fronts</p> <p>O51 Ground floor uses are predominantly retail or commercial businesses which provide an active building front; AND</p> <p>O52 Paved outdoor areas form social gathering and dining space.</p> | <p>No solution provided</p> |
| <p>Accessibility</p> <p>O53 Where buildings are elevated for flood immunity equitable pedestrian access is provided for pedestrians between the front property boundary and the business entrances.</p> <p>O54 On site carparking is visible from the roadway and designed to enable passive surveillance.</p> | <p>No solution provided</p> |
| 12.26 Built form | |
| <p>Streetscape character and building bulk</p> <p>O55 <i>Buildings</i> and other <i>structures</i> present a high quality streetscape with building elements and forms that—</p> <ul style="list-style-type: none"> a) define the business and public spaces; b) integrate with the established pattern and scale of the neighbourhood centre; c) create pedestrian scale and visual interest; d) contribute to their setting including the skyline; | <p>S55.1 Ground floor premises provide a minimum 50% glazing to the shop front to create active building fronts.</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <ul style="list-style-type: none"> e) are consistent with the bulk and scale of buildings on adjoining or nearby land; f) integrating signage with the building design; g) integrating landscaping into the building design and car parking areas; h) presenting subtle changes in textures and materials to break up the building façades; and i) retaining and providing areas for outdoor dining and meeting opportunities on the ground level. | |
| <p>External covered spaces</p> <p>O56 Pedestrian walkways and spaces are sheltered from excessive sunlight and inclement weather;</p> <p>AND</p> <p>O57 External covered spaces—</p> <ul style="list-style-type: none"> a) have adequate floor to ceiling heights; b) allow natural light to pass through to internal spaces; c) ensure continuity in awning heights; d) create intimate spaces; e) contribute to the vitality of the street and create active building fronts; and f) maximise opportunities for casual surveillance. | <p>S56.1 Covered walkways are at least 2.5m wide.</p> <p>S57.1 Street awnings—</p> <ul style="list-style-type: none"> a) are no higher than 3m in height. b) are cantilevered; c) are set back 1m from the kerb; d) are water proof; and e) if including timber posts —the posts are set back not less than 1m from the kerb |

Division 21—Specific Outcomes and Probable Solutions for the Business Centre Zone

Table 12.17

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.27 Consistent uses | |
| <p>O58 The following defined uses and use classes are consistent uses and are located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining Types 1 or 2; c) Entertainment and dining Type 3 where located at the Royal Mail Hotel on Lot 1 on RP845244 or Lot 3 on RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St; d) Retail business Types 1, 2, 6 or 7; e) Education Types 3 or 4; f) Transport Types 1 or 2; g) Ancillary dwelling unit; h) Multiple Housing Type 4 where <i>small dwelling units</i> and part of a mixed use development; and i) Visitor Accommodation Type 4 where located in conjunction with the Royal Mail Hotel on Lot 1 on RP845244 or Lot 3 on | <p>No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St | |
| 12.28 Inconsistent uses | |
| <p>O59 The following defined uses and use classes are inconsistent uses and are not located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Entertainment and dining business Type 3 if not at the Royal Mail Hotel on Lot 1 on RP845244 or Lot 3 on RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St.; c) Home-based business; d) Industrial business; e) Retail business Types 3, 4 or 5; f) Education Types 1 or 2; g) Emergency service; h) Open space; i) Wellbeing; j) Service & utility; k) Transport Types 3 or 4; l) Detached house; m) Community residence; n) Multiple housing if not Type 4 consisting of <i>small dwelling units</i> and part of a mixed use development; and o) Visitor accommodation Types 1, 2 or 3; and p) Visitor accommodation where not Visitor Accommodation Type 4 if not located in conjunction with the Royal Mail Hotel on Lot 1 on RP845244 or Lot 3 on RP40197, having frontage to Poinciana Av, Diyan St or Blakesley St. | No solution provided |
| 12.29 Effects of use | |
| <p>Heritage & role</p> <p>O60 A connection with Tewartin's history is maintained through—</p> <ul style="list-style-type: none"> a) strip style development; b) the retention of older buildings, including examples of Federation and Art Deco architecture; c) the retention of large original character trees including poincianas and figs; d) consolidating business functions to land within the Business Centre Zone; and e) streetscape and landscape elements which assist in defining and unifying the character of the Business Centre; <p>AND</p> <p>O61 Views to nearby <i>public open space</i>, the Noosa River and Lake Doonella are protected;</p> | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| AND O62 Poinciana Avenue remains the focus of the Business Centre; AND O63 While existing <i>development</i> is consolidated through increased floor space, the boundaries of the business centre are not extended. | |
| Amenity O64 Poinciana Avenue, Memorial Avenue and Diyan Street maintain active street frontages which reinforce the character of the area and provide casual surveillance over the RSL park. O65 The intimate high street character of Poinciana Avenue allows interaction between the street and the built form. O66 Poinciana Avenue and Diyan Street both offer shaded areas for people to linger, interact and enjoy the local activity O67 Development in Blakesley & Sidoni Streets provides a transition between the retail and commercial focus and residential uses to the north and west. O68 Development on corner sites addresses both street frontages and highlights the entrances to the business centre. | S64.1 Buildings along Poinciana Avenue, are built to the boundary with open, active facades; and S64.2 Buildings along Memorial Avenue and Diyan Street have open, active facades while allowing under cover pedestrian environments. S65.1 Development incorporates 2 storey buildings with balcony and verandah treatments overlooking the street. S66.1 Development protects and enhances street tree planting and/or awnings for shade along Poinciana Avenue and Diyan Street; and S66.2 Additional seating is provided in Poinciana Avenue and Diyan Street, available for the free use of the general public. S67.1 Buildings with frontage to Blakesley & Sidoni Streets do not exceed 2 storeys or 8 metres in height and do not include retail uses. S67.2 Buildings with frontage to Blakesley Street provide an articulated façade and landscape treatment. S68.1 No solution provided |
| Neighbouring residential uses O69 <i>Buildings and structures</i> adjacent to land in the Attached Housing Zone have— a) a domestic scale, with building size and landscaped <i>setbacks</i> consistent with that for development in the Attached Housing Zone; and b) no night time business operations. | No solution provided |
| Mixed use development O70 Uses on the ground floor contribute to the function of the business centre. AND | S70.1 Where multiple housing (<i>small dwelling units</i>) or ancillary dwelling units are incorporated, residential uses are not located on the ground floor but are located above business or community uses; and S70.2 Separate identifiable residential |

| column 1 Specific Outcomes | column 2 Probable solutions |
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| <p>O71 Residents do not compete with customers for carparking spaces.</p> | <p>entrances are provided for any residential uses; AND S71.1 Resident carparking is limited to one space per dwelling unit or accommodation unit; and S71.2 Resident carparking is not located in the road reserve or between the residential or business building and Poinciana Avenue;</p> |
| <p>Function of the Shire Business Centre O72 Uses within the Tewantin Business Centre do not detract from the function of the Shire Business Centre as the principal business centre in Noosa.</p> | <p>No solution provided.</p> |
| <p>12.30 Built form</p> | |
| <p>Streetscape character and building bulk O73 The character of the Tewantin Business Centre is maintained and reinforced through—</p> <ul style="list-style-type: none"> a) the predominance of single or double storey buildings with cantilevered awnings over footpaths; b) predominance of Poinciana Avenue as the main street; c) consistent bulk and scale of buildings on adjoining and nearby land provided that large single buildings are avoided; f) the retention of older buildings, including examples of Federation and Art Deco architecture; g) new buildings that complement the older building forms; d) variation in building form without any distinct unifying style; and e) presenting transparent glazed building fronts. | <p>S73.1 Premises with frontage to Poinciana Avenue have their main pedestrian access from Poinciana Avenue; OR S73.2 Business Uses without frontage to Poinciana Avenue gain pedestrian access from Poinciana Avenue via a walkway or arcade; AND S73.3 Business Uses make use of existing buildings with limited external modifications; AND S73.4 Buildings are compatible with existing Federation and Art Deco styles, without necessarily mimicking such styles, through—</p> <ul style="list-style-type: none"> a) roofs generally concealed behind parapet walls and not seen from Poinciana Street; b) the main entrance visually emphasised in the centre of the ground floor façade; c) detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor verandahs; and d) providing a minimum of 50% transparent glazing to shopfronts; <p>AND S73.5 With the exception of the redevelopment of the Royal Mail Hotel on Lot 1 on RP845244 & Lot 3 on RP40197, single businesses or tenancies do not exceed 300m² GFA; AND S73.6 Development results in the retention of existing Poinciana and fig trees.</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| <p>Pedestrian environment</p> <p>074 Pedestrian connectivity between <i>buildings</i>, recreation areas, the Noosa River and other public spaces is retained and enhanced; AND</p> <p>075 Pedestrian safety and convenience along both sides of Poinciana Avenue is not interrupted by vehicular driveways; AND</p> <p>076 Pedestrian amenity and safety is enhanced through soft and hard landscaping; AND</p> <p>077 New <i>development</i> with frontage to Poinciana Avenue provide for sheltered pedestrian movements—</p> <p>a) in a north-south direction through <i>sites</i> between Blakesley Street and Doonella Street; and</p> <p>b) along Poinciana Avenue;</p> <p>AND</p> <p>078 Seating and outdoor dining is provided for on the southern side of Poinciana Avenue where access to winter sun makes a pleasant pedestrian environment; AND</p> <p>079 Uses on the ground floor are predominantly shops, cafes and business premises that create active <i>building</i> fronts, with other business uses above or below.</p> | <p>S74.1 New buildings and redevelopments include through-block pedestrian access between Poinciana Avenue, Blakesley Street, Sidoni Street and Doonella Street.</p> <p>S75.1 Off-street parking is accessed from Blakesley Street, Doonella Street, Sidoni Street and Diyan Street.</p> <p>S76.1 No solution provided</p> <p>S77.1 Street awnings—</p> <p>a) are provided along the full frontage of the building and cover the footpath;</p> <p>b) are setback 1m from the kerb;</p> <p>c) are waterproof;</p> <p>d) are cantilevered;</p> <p>e) if including timber posts —the posts are set back not less than 1m from the kerb; and</p> <p>f) are visually compatible with adjacent awnings and are no more than 500mm higher or lower than adjacent awnings that are less than 2m away; or are no more than 3m in height.</p> <p>S78.1 No solution provided</p> <p>S79.1 No solution provided</p> |

Division 22—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 12.18

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.31 Consistent uses | |
| <p>080 The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <p>a) All Community Uses;</p> <p>b) Commercial business Type 1 where at 3—32 Doonella Street described as Lot 903 on T1631 and Lot 32 on RP893427;</p> <p>c) Commercial business Types 2 and 3;</p> | <p>No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| <p>d) Entertainment & dining uses where on land bounded by Poinciana Avenue, Pelican Street, Doonella Street and Diyan Street.</p> <p>e) Entertainment & Dining Types 1 or 2 where in conjunction with a Community Use;</p> <p>f) All Infrastructure Uses;</p> <p>g) Ancillary dwelling unit; and</p> <p>h) Multiple housing Type 3.</p> | |
| 12.32 Inconsistent uses | |
| <p>O81 The following defined uses and use classes are inconsistent uses and are not located in the Community Services Zone—</p> <p>a) All Agricultural Uses;</p> <p>b) Commercial business Type 1 where not located on Lot 903 on T1631 and Lot 32 on RP893427;</p> <p>c) Entertainment and dining business Types 1 or 2 where not located on land bounded by Poinciana Avenue, Pelican Street, Doonella Street and Diyan Street or otherwise in conjunction with a Community Use;</p> <p>d) Entertainment and dining business Type 3 where not located on land bounded by Poinciana Avenue, Pelican Street, Doonella Street and Diyan Street;</p> <p>e) Home based business;</p> <p>f) Industrial business;</p> <p>g) Retail business;</p> <p>h) Detached house;</p> <p>i) Community residence;</p> <p>j) Multiple housing Types 2, 4 or 5; and</p> <p>k) Visitor accommodation</p> | No solution provided |
| 12.33 Effects of use | |
| <p>Land uses</p> <p>O82 Uses found within the Community Services Zone, fronting Pelican Street, Poinciana Avenue, Memorial Avenue, Doonella Street and Sidoni Street—</p> <p>a) support the functions of the Business Centre and include a range of important community services which serve the Tewantin and Doonan locality as well as the wider region; and</p> <p>b) are focused on emergency services, information centres; medical centres, social and infrastructure uses, and in the case of the Tewantin-Noosa RSL Club, entertainment and dining uses;</p> <p>AND</p> <p>O83 Community uses that are more land intensive are found elsewhere in the locality.</p> | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| O84 Uses are located, designed and operated to— a) provide focal points for the community; b) relate to the setting and heritage of the locality; and c) be accessible and functional for a wide range of users and uses. | No solution provided |
| Residential Uses O85 Retirement and Special Needs Housing provides secure housing for people with limited mobility while allowing residents to interact with their surrounding neighbourhood | No solution provided |
| Co-location of community uses O86 Buildings are designed and sited to encourage co-location of a range of community uses. | No solution provided. |
| Visual amenity O87 Where land adjoins the <i>major road network</i> or land in a residential zone, appropriate <i>buffers</i> are incorporated into development to avoid visual and acoustic impacts. | No solution provided |

Division 23—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 12.19

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.34 Consistent uses | |
| O88 The following defined uses and use classes are consistent uses and are located in the Rural Settlement Zone— a) Cultivation Type 1; b) Animal husbandry 1; c) Forestry; d) Commercial business Type 1 if an <i>estate sales office</i> ; e) Commercial business Type 3 f) Home-based business; g) Emergency service Type 2; h) Open Space Type 2; i) Detached house; j) Community residence; and k) Visitor accommodation Types 1 or 3 | No solution provided |
| 12.35 Inconsistent uses | |
| O89 The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone— a) Cultivation Type 2; | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--|
| <ul style="list-style-type: none"> b) Animal husbandry Type 2; c) Commercial business Type 1 unless an <i>estate sales office</i>; d) Commercial business Type 2 e) Entertainment and dining business; f) Industrial business; g) Retail business; h) Education; i) Emergency service Type 1; j) Open space Type 1; k) Wellbeing; l) All Infrastructure Uses; m) Ancillary dwelling unit; n) Multiple housing; and o) Visitor Accommodation Types 2 or 4 | |
| 12.36 Built form | |
| <p><i>Sloping sites & ridgelines</i> O90 The landscape character and visual amenity quality of hill slopes and ridgelines are retained;</p> <p>AND</p> <p>O91 Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill (eg. by stepping down the slope of the <i>site</i> or using suspended floor construction); b) does not visually dominate the hill slope or interrupt the skyline; and c) is integrated with the natural site characteristics including <i>vegetation</i>. | <p>S90.1 On properties with a slope exceeding 1 in 4 (25%) or located on ridgelines visible from the <i>major road network</i> the roofline of buildings do not protrude above the ridgeline or tree canopy.</p> <p>Editor's note <i>On visually prominent hill slopes or ridgelines buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. Shades in the violet, blue, green and yellow green side of the spectrum as well as greys or browns should be appropriate with whites or bright colours restricted to trimmings.</i></p> <p>S91.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S91.2 Buildings present no more than 2 storeys at any one point when viewed from the road or other public space.</p> |

Division 24—Specific Outcomes and Probable Solutions for the Rural Zone

Table 12.20

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 12.37 Consistent uses | |
| <p>O92 The following defined uses and use classes are consistent uses and are located in the Rural Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business Type 3; c) Home-based business; d) Retail business Type 1 if a <i>roadside stall</i>; e) Emergency service Type 2; f) Open space Type 2; g) Detached house; h) Community residence; i) Ancillary dwelling unit; and j) Visitor accommodation Types 1, 2 or 3. | <p>No solution provided</p> |
| 12.38 Inconsistent uses | |
| <p>O93 The following defined uses and use classes are inconsistent uses and are not located in the Rural Zone—</p> <ul style="list-style-type: none"> a) Commercial business Types 1 or 2; b) Entertainment and dining business; c) Industrial business; d) Retail business Type 1 if not a <i>roadside stall</i>; e) Retail business Types 2, 3, 4, 5, 6 or 7; f) Education; g) Emergency service Type 1; h) Open space Type 1; i) Wellbeing; j) All Infrastructure Uses; k) Multiple housing; and l) Visitor accommodation Type 4. | <p>No solution provided</p> |
| 12.39 Built form | |
| <p>Sloping sites & ridgelines</p> <p>O94 Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill (eg. by stepping down the slope of the <i>site</i> or using suspended floor construction); b) does not visually dominate the hill slope or interrupt the skyline; and c) is integrated with the natural site characteristics including <i>vegetation</i>; <p>AND</p> <p>O95 The landscape character and visual amenity</p> | <p>S94.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S94.2 Buildings present no more than 2 storeys at any one point; AND</p> <p>S95.1 On properties with a slope exceeding</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
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| quality of hill slopes and ridgelines are retained. | 1 in 4 (25%) or located on ridgelines visible from the major road network the roofline of buildings do not protrude above the ridgeline or tree canopy. |
| | Editor's note: <i>On visually prominent hill slopes or ridgelines buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. Shades in the violet, blue, green and yellow green side of the spectrum as well as greys or browns should be appropriate with whites or bright colours restricted to trimmings</i> |
| Incompatible uses O96 New <i>dwelling units</i> are to provide for sufficient <i>buffer area</i> between the premises and existing Industrial business uses on other premises to avoid any potential adverse amenity impacts on residents. | No solution provided |
| 12.40 Open space, environment and conservation | |
| Environmental values O97 The environmental values of land are protected from adverse impacts as a consequence of development in or adjacent to that land. | No solution provided |
| Open space network O98 Land within the Rural Zone forms part of an open space network between Lake Weyba and the Tewantin State Forest and sub-coastal escarpment. | No solution provided |

Division 25—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 12.21

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 12.41 Consistent uses | |
| O99 The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone— a) Entertainment and dining business Type 1 where in conjunction with an Open Space use ; b) Entertainment and dining business Type 2 c) Entertainment and dining business Types 1 or 3 where located at Noosa Harbour Marine Village; d) Retail business Type 5 where boat hire and located at Noosa Harbour Marine Village; | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| e) Emergency service Type 2; f) Open space; g) Wellbeing Type 2; h) Ancillary dwelling unit; and i) Visitor accommodation Type 2. | |
| 12.42 Inconsistent uses | |
| O100 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone— a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business Type 1 where neither in conjunction with an Open Space use nor located at Noosa Harbour Marine Village; d) Entertainment and dining business Type 3 if not located at Noosa Harbour Marine Village; e) Home-based business; f) Industrial business; g) Retail business Types 1, 2, 3 or 4; or h) Retail business Type 5 if not boat hire located at Noosa Harbour Marine Village; i) Education; j) Emergency service Type 1; k) Wellbeing Types 1, 3 or 4; l) All Infrastructure Uses; m) Detached house; n) Community residence; o) Multiple housing; and p) Visitor accommodation Types 1, 3 or 4. | No solution provided |
| 12.43 Effects of use | |
| Amenity O101 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission; AND O102 <i>Development</i> does not impact on views to or from the Noosa River or Lake Doonella. | No solution provided |
| 12.44 Built form | |
| Design O103 Buildings and other structures are designed and sited to— a) encourage the co-locating of a range of Open space uses; b) be attractive, comfortable and accessible to the public; c) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| d) convenience and public safety; and protect any environmental values on the site. | |
| <p>Noosa Harbour Marine Village O104The parking and boat launching facilities and marina facilities in the Noosa Harbour Marine Village form the main river based economic & transport node within this locality; AND O105 Business Uses in the Noosa Harbour Marine Village are limited to those that relate to marine activities or entertainment and dining businesses.</p> | No solution provided |

Division 26—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 12.22

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 12.45 Consistent uses | |
| <p>O106The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone—</p> <p>a) Education Type 4 if an <i>information centre</i>; and</p> <p>b) Open Space Type 2</p> | No solution provided |
| 12.46 Inconsistent uses | |
| <p>O107The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <p>a) All Agricultural Uses;</p> <p>b) All Business Uses;</p> <p>c) Education Types 1, 2 or 3; or</p> <p>d) Education Type 4 if not an <i>information centre</i>;</p> <p>e) Emergency service;</p> <p>f) Open space Type 1;</p> <p>g) Wellbeing;</p> <p>h) All Infrastructure Uses; and</p> <p>i) All Residential Uses.</p> | No solution provided |
| 12.47 Built form | |
| <p>Visual amenity O108<i>Buildings</i> and other works are designed and sited so that they do not dominate or detract from the scenic and natural environmental values of the <i>site</i> and its setting; AND O109The external colour scheme of buildings is designed to blend with the natural elements of its surroundings.</p> | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| 12.48 Open space, environment and conservation | |
| <p>Recreation Opportunities O110 Access to the Noosa River system is defined and controlled by the establishment of key access nodes, which are designed and sited such that the level of environmental impact on these open space systems does not increase and existing impacts are reduced or negated.</p> | <p>S110.1 Access to open space links comprising the riparian corridors of the Noosa River and lakes is via formalised communal access points, rather than informal tracks.</p> |