

PART 5 - COOROIBAH LOCALITY PLAN

Division 1—Contents of the Cooroibah Locality Plan

5.1 Outline of Cooroibah Locality Plan

The following components comprise the Cooroibah Locality Plan—

- 5.1.1 Locality maps comprising of¹—
 - a) Cooroibah Zones (Map ZM2);
 - b) Cooroibah Biodiversity Overlay (Map OM2.1);
 - c) Cooroibah Heritage Overlay (Map OM2.2);
 - d) Cooroibah Natural Hazard Overlay - Landslide and Flooding (Map OM2.3);
 - e) Cooroibah Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM2.4);
and
 - f) Cooroibah Natural Resources Overlay (Map OM2.5);
- 5.1.2 General provisions for the assessment tables (Division 2);
- 5.1.3 Assessment tables for material change of use in each zone in the locality as follows—
 - a) Detached Housing Zone (Division 3);
 - b) Neighbourhood Centre Zone (Division 4);
 - c) Rural Settlement Zone (Division 5);
 - d) Rural Zone (Division 6);
 - e) Open Space Conservation Zone (Division 7);
- 5.1.4 Assessment table for the locality—Development other than material change of use (Division 8); and
- 5.1.5 The Cooroibah Locality Code comprising—
 - a) General provisions for the Cooroibah Locality Code (Division 9);
 - b) Overall outcomes for the Cooroibah Locality (Division 10);
 - c) Specific outcomes for the Cooroibah Locality (Division 11);
 - d) Specific outcomes for each zone in the locality including—
 - i. Detached Housing Zone (Division 12);
 - ii. Neighbourhood Centre Zone (Division 13);
 - iii. Rural Settlement Zone (Division 14);
 - iv. Rural Zone (Division 15); and

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

- v. Open Space Conservation Zone (Division 16).

Division 2—General provisions for assessment tables

5.2 Categories of development and assessment

The categories of development assessment for each type of development are identified in column 2 of tables 5.1 to 5.6. The types of development are as follows—

- 5.2.1 Tables 5.1 to 5.5—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
- 5.2.2 Table 5.6—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 operational 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 work 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 material change of use; and
 - j) Other.

5.3 Assessment benchmarks for assessable development and requirements for accepted development

- 5.3.1 The relevant assessment benchmarks for development are referred to in column 3 of Tables 5.1 to 5.6.
- 5.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 5.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

5.4 Consistent and inconsistent uses

- 5.4.1 In accordance with the following sections identified for the respective zones, a defined use or use class is noted in column 1 of the assessment table for making a material change of use for the relevant zone as either a consistent use or an inconsistent use in that zone—
 - a) Division 12 —Detached Housing Zone (Sections 5.11 and 5.12);
 - b) Division 13 — Neighbourhood Centre Zone (Sections 5.15 and 5.16);
 - c) Division 14 — Rural Settlement Zone (Sections 5.19 and 5.20);
 - d) Division 15 — Rural Zone (Sections 5.23 and 5.24); and
 - e) Division 16 — Open Space Conservation Zone (Sections 5.27 and 5.28).

Division 3—Assessment table for the Detached Housing Zone³

Table 5.1

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 ⁶	Column 3 Assessment benchmarks for assessable development ⁷ - 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>		

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.

³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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 5.6 (Division 8)

⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

⁶ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁷ 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 ⁶	Column 3 Assessment benchmarks for assessable development ⁷ - and requirements for accepted development
All Agricultural Uses		
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 5.12</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</p> <p>b) Home-based business Types 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 if 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>—</p> <p>a) and an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code;</p> <p>b) and 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;</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;</p>	<p><i>Accepted development subject to requirements</i> if</p>	<p>If <i>accepted development subject to requirements</i>—</p>

Column 1 Defined use or use class ⁵	Column 2 Categories of development and assessment ⁶	Column 3 Assessment benchmarks for assessable development ⁷ - and requirements for accepted development
or Community residence; or Visitor accommodation Type 1 Home hosted <i>Inconsistent use</i> Those Residential Uses listed in Section 5.12	a) Detached house; or b) Community residence <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 QDC ⁸ ; 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 to the QDC ¹⁰ ; and Column 2 of Table 32b of the Community Residence Code <i>Impact assessment</i> if— a) Ancillary dwelling unit; or b) Multiple housing; or c) Visitor accommodation	a) Column 2 of Tables 14.28 - 14.30 of the Detached House Code; and b) If Community Residence — Column 2 of Table 32b of the Community Residence Code If <i>code assessment</i> — a) Detached House Code; and b) Community Residence Code
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁹ - 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 Neighbourhood Centre Zone¹⁰

Table 5.2

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NEIGHBOURHOOD CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE¹¹

Column 1 Defined use or use class ¹²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹³ and requirements for accepted development
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⁸ A code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 5.4.

⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

¹⁰ Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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.

¹¹ For development other than material change of use refer to assessment table 5.6 (Division 8)

¹² Refer to Part 2, Section 2.11 Dictionary for definitions

¹³ 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 ¹²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹³ and requirements for accepted development
AGRICULTURAL USES—		
<p><i>Consistent use</i> No Agricultural Use</p> <p><i>Inconsistent use</i> All Agricultural Uses</p>	<p><i>Impact assessment</i> All Agricultural Uses</p>	
BUSINESS USES—		
<p><i>Consistent use</i> Commercial business; or Entertainment and dining Type 1 Food & beverages; or Retail business Type 1 Local</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 5.16</p>	<p><i>Code assessment</i> if— a) Retail business Type 1</p> <p><i>Impact assessment</i> if— a) Commercial business b) Entertainment and dining business; or c) Home-based business; or d) Industrial business; or e) Retail business Types 2, 3, 4, 5, 6 or 7</p>	<p>If <i>code assessment</i> — a) Cooroibah Locality Code; and b) Business Uses Code; and c) Landscaping Code and d) <i>Engineering Works Codes</i>.</p>
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 1 Childcare; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 5.16</p>	<p><i>Code assessment</i> if— Wellbeing Type 2</p> <p><i>Impact assessment</i> if a) Education; or b) Emergency service; or c) Open space Types 1 or 2; or d) Wellbeing Types 1, 3 or 4</p>	<p>If <i>code assessment</i> — a) Cooroibah 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> Transport Type 1 Passenger terminal</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 5.16</p>	<p><i>Impact assessment</i> All Infrastructure Uses</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached house; or Ancillary dwelling unit</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 5.16</p>	<p><i>Code assessment</i> if Ancillary dwelling unit</p> <p><i>Impact assessment</i> if— a) Detached house; or b) Community residence; or c) Multiple housing; or d) Visitor accommodation</p>	<p>If <i>code assessment</i> — Detached House Code.</p>
OTHER USES—		

Column 1 Defined use or use class¹²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development¹³ and requirements for accepted development
Uses not otherwise defined	<i>Accepted development</i> if a road ¹⁴ - Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> – no assessment benchmarks apply

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

Division 5—Assessment table for the Rural Settlement Zone¹⁵

Table 5.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE¹⁶

Column 1 Defined use or use class ¹⁷	Column 2 Categories of development and assessment ¹⁸	Column 3 Assessment benchmarks for assessable development ¹⁹ and requirements for accepted development
AGRICULTURAL USES—		
<p><i>Consistent use</i> Cultivation Type 1 Traditional; or Animal husbandry Type 1 Traditional; or All Forestry</p> <p><i>Inconsistent use</i> Those Agricultural Uses listed in Section 5.21</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 Type 2; or c) Forestry Type 2.</p>	<p>a) If <i>accepted development subject to requirements</i> and— 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>If <i>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>

¹⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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 assessment table 5.6 (Division 8)

¹⁷ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁸ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

¹⁹ 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 ¹⁸	Column 3 Assessment benchmarks for assessable development ¹⁹ 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 Type 3 Veterinary; or All Home-based business</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 5.20</p>	<p><i>Accepted development subject to requirements</i> if</p> <p>a) Commercial business Type 1 if an <i>estate sales office</i></p> <p>b) Home-based business Types 1 or 2</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 or 2 and not complying with column 2 of Table 14.11 of the Business Uses Code; or</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 & 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; or</p> <p>b) Home-based business Column 2 of Table 14.11 of the Business Uses Code; and 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) 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</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 5.21</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 Type 1; or</p> <p>c) Open Space; or</p> <p>d) Wellbeing</p>	<p>If <i>code assessment</i> —</p> <p>a) Cooroibah 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>	

Column 1 Defined use or use class ¹⁷	Column 2 Categories of development and assessment ¹⁸	Column 3 Assessment benchmarks for assessable development ¹⁹ and requirements for accepted development
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 Uses listed in Section 5.20</p>	<p><i>Accepted development subject to requirements if</i></p> <p>a) Detached house; or b) Community residence; or</p> <p><i>Code assessment if—</i></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 provision to the <i>QDC</i>²⁰; 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 <i>QCD</i>²², and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment if—</i></p> <p>a) Ancillary dwelling unit; or b) Multiple housing; or c) Visitor accommodation Types 2, 3 or 4</p>	<p><i>If accepted development subject to requirements—</i></p> <p>a) Column 2 of Tables 14.28 – 14.31 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></p> <p>a) Detached house— Detached House Code; or b) Visitor accommodation Type 1 — i. Cooroibah 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</p>
OTHER USES—		
Uses not otherwise defined	<p><i>Accepted development if a road</i>²¹ - Development approval is not required</p> <p><i>Impact assessment —otherwise</i></p>	<i>If accepted development –</i> no assessment benchmarks apply

²⁰ A Code assessment application is not required for non-compliance with an *alternative provision* to the *QDC*. See Section 5.4.

²¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 6—Assessment table for the Rural Zone²²

Table 5.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL ZONE - MAKING A MATERIAL CHANGE OF USE²³

Column 1 Defined use or use class ²⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁵ 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 subject to requirements if—</i></p> <p>a) Cultivation Type 1; or</p> <p>b) Animal husbandry Type 1</p> <p><i>Code assessment if—</i></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, Agricultural Uses Code ;or</p> <p>d) Forestry</p> <p><i>Impact assessment if Animal husbandry Type 2</i></p>	<p><i>If accepted development subject to requirements and—</i></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><i>If 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>

²² Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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.

²³ For development other than material change of use refer to assessment table 5.6 (Division 8)

²⁴ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁵ Assessment benchmarks for assessable development 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 ²⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
BUSINESS USES—		
<p><i>Consistent use</i> Commercial business Type 3 Veterinary; or All Home-based business; or Industrial business Type 3 Extractive; or Retail business Type 1 Local if a <i>roadside stall</i></p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 5.24</p>	<p><i>Accepted development subject to requirements</i> if</p> <p>a) Home-based business Types 1 or 2</p> <p>b) Retail business Type 1 if 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) 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 business; 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</i> or <i>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</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 5.24</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 Type 1; 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) Cooroibah 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 ²⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
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 Ancillary dwelling unit; or Community residence; or Visitor accommodation Type 1 Home hosted; or Type 3 Rural</p> <p><i>Inconsistent use</i> All Residential Uses listed in Section 5.24</p>	<p><i>Accepted development subject to requirements if</i></p> <p>a) Detached house; or b) Community residence c) Visitor accommodation Type 1</p> <p><i>Code assessment if—</i></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 <i>alternative provision</i> to the QDC²⁶; 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 if an alternative provision to the QDC²⁸; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment if—</i></p> <p>a) Multiple housing; or b) Visitor accommodation Types 2, 3 or 4</p>	<p>If <i>accepted development subject to requirements</i> Column 2 of Tables 14.28–14.31 of the Detached House Code; plus</p> <p>a) If Community Residence – Column 2 of Table 32a of the Community Residence Code; or or b) If Visitor accommodation Type 1 – Column 2 of Table 14.34 of the Visitor Uses Code</p> <p>If <i>code assessment –</i></p> <p>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</p>
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road²⁷ - Development approval is not required</p> <p><i>Impact assessment –</i> otherwise</p>	<p>If <i>accepted development –</i> no assessment benchmarks apply</p>

²⁶ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 5.4.

²⁷ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 7—Assessment table for the Open Space Conservation Zone²⁸

Table 5.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE ²⁹		
Column 1 Defined use or use class ³⁰	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³¹ 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 5.27		
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		

²⁸Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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.

²⁹ For development other than material change of use refer to assessment table 5.6 (Division 8)

³⁰ Refer to Part 2, Section 2.11 Dictionary for definitions

³¹ 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 ³⁰	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³¹ and requirements for accepted development
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 8—Assessment table for development other than material change of use³²

Table 5.6

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COOROIBAH 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 development ³³ and requirements for accepted development
Carrying out building work not associated with a material change of use	<i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with Column 2 of Tables 14.44-14.46 of the Building Works Code.	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-44-14-46 of the Building Works Code If <i>code assessment</i> Building Works Code
Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use ³⁴	<i>Accepted development subject to requirements</i> if demolition of a Class 1 to 10 structure ³⁵ <i>Code assessment</i> if 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 b) Class 2 to 9 structure ³⁶ . <i>Accepted development otherwise.</i> - Development approval is not required	If <i>accepted development subject to requirements</i> — Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation or Demolition Code. If <i>code assessment</i> — a) Building Removal, Relocation and Demolition Code; and b) Waste Management Code, and c) Erosion and Sediment Control Code If <i>accepted development</i> no assessment benchmarks apply.

³² Categories of development and assessment may also be affected by overlays. See overlay maps (OM2.1- OM2.5) 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.

³³ 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

³⁴ 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.

³⁵ As defined in the BCA

³⁶ 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 ³³ and requirements for accepted development
Placing an advertising device on premises	<i>Accepted development subject to requirements.</i> <i>Code assessment</i> if—not complying with column 2 of Table 14-46 of the Advertising Devices Code; or a)	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-46, Advertising Devices Code If <i>code assessment</i> — Advertising Devices Code.
Reconfiguring a lot ³⁷	<i>Code assessment</i>	If <i>code assessment</i> — a) Cooroibah Locality Code and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) Engineering Works Codes.
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 ³⁸	<i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with column 2 of Table 14-48 of the 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 ³⁹	<i>Code assessment</i>	If <i>code assessment</i> — Table 14.64 of Watercourses Works Code ⁴⁰
Excavation or filling of	<i>Accepted development subject</i>	If <i>accepted development subject to</i>

³⁷ 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.

³⁸ A separate operational works approval is not required where the construction of a driveway for a detached house or community residence is associated with a material change of use.

³⁹ Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003*

⁴⁰ The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³³ and requirements for accepted development
land not associated with a material change of use (not for the purpose of constructing a dam)	<p><i>to requirements</i>⁴¹ if—</p> <ul style="list-style-type: none"> a) Detached Housing Zone and involving less than 10m³ of material; or b) in all other zones and involving less than 100m³ of material. <p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Detached Housing Zone and involving 10m³ or more of material; or c) in all other zones and involving 100m³ or more of material. 	<p><i>requirements</i>—</p> <ul style="list-style-type: none"> a) Column 2 of Table 14-52, Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code <p>If <i>code assessment</i> —</p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.
Excavation or filling not associated with a material change of use for the purpose of constructing a dam	<p><i>Accepted development subject to requirements</i>⁴² if—</p> <ul style="list-style-type: none"> a) Rural Settlement Zone and involving less than 500m³ of material; or b) Rural Zone where the lot is 5ha or greater; or c) Rural Zone where the lot is less than 5ha and involving less than 500m³ of material. <p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Rural Settlement Zone and involving 500m³ or more of material; or c) Rural Zone where the lot is less than 5ha and involving 500m³ or more of material; or d) in all other zones. 	<p>If <i>accepted development subject to requirements</i>—</p> <ul style="list-style-type: none"> a) Column 2 of Table 14-52 of the Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code. <p>If <i>code assessment</i> —</p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.

⁴³⁻⁴⁴ This applies only once to any premises

Division 9—General provisions for the Cooroibah Locality Code

5.5 Cooroibah Locality Code

The following provisions comprise the Cooroibah Locality Code—

- 5.5.1 compliance with the Cooroibah Locality Code (Section 5.7);
- 5.5.2 overall outcomes for the Cooroibah Locality, including for each zone in the locality (Division 10);
- 5.5.3 specific outcomes and probable solutions for the Cooroibah Locality (Division 11); and
- 5.5.4 specific outcomes and probable solutions for each zone in the Cooroibah Locality (Divisions 12 to 16).

5.6 Compliance with the Cooroibah Locality Code

Development complies with the Cooroibah Locality Code if it—

- 5.6.1 fulfils the specific outcomes for the locality in Division 11; and
- 5.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 12 to 16).

Division 10—Overall outcomes for the Cooroibah Locality

5.7 Overall outcomes for the Cooroibah Locality

- 5.7.1 The overall outcomes are the purpose of the Cooroibah Locality Code;
- 5.7.2 The overall outcomes sought for the Cooroibah Locality are the following—
 - a) New uses and works are located, designed and managed to—
 - vi. be compatible with other uses and works;
 - vii. maintain the safety of people and works;
 - viii. avoid significant adverse impacts on the amenity enjoyed by users of other premises, including impacts on acoustic and visual qualities; and
 - ix. avoid significant impacts to native habitat including fragmentation, attrition, or removal of *vegetation* or significant habitat features;
 - b) Development is consistent with the Priority Infrastructure Plan in Part 15.
 - c) The Cooroibah Locality forms a transition between the more intensive development in the Shire’s coastal urban area and the rural hinterland;
 - d) Development maintains a small village, rural settlement, open space and natural bushland setting;

- e) Development is constrained by the physical setting, landform and landscape attributes of the Cooroibah locality including-
 - i. the Great Sandy National Park, which extends into the locality boundaries;
 - ii. the State forest and views to Mt Tinbeerwah;
 - iii. the values attached to the Noosa River, Lake Cooroibah and Cooloothin, Cooroibah, and Ringtail Creeks. Within the Cooroibah locality, the Noosa River and Lake Cooroibah are part of a declared Fish Habitat Area;
 - iv. the coastal lowland system through which the Noosa River and its associated lakes and tributaries flow;
 - v. the original landform characteristics typical of such lowlands, with gentle undulations, relatively poor soil in the lower areas, marginally improved soils on the low ridges and a high water table;
 - vi. the lowland characteristics resulting in relatively poor drainage with areas frequently inundated by floodwaters or which become boggy during, and for long periods after, wet weather;
 - vii. water draining through a network of small tributaries towards the Noosa River and the shallow Lake Cooroibah;
 - viii. the soils, high water table and slow-moving drainage systems that yield a diverse landscape fabric including -
 - a. the paperbark wetlands, heath lands and scribbly gum forests which feature significant values, particularly along the broad drainage paths and in areas with a high water table;
 - b. a wide range of wildlife; and
 - c. the landform and landscape characteristics yielding a system that is sensitive to nutrient input.
- f) The Cooroibah Locality retains its role as a rural residential area supported by urban facilities in other localities;
- g) The levels of convenience and accessibility, particularly in the southern part of the Cooroibah Locality, in combination with its natural and rural settings, maintain its attraction as an area for rural settlement;
- h) The main concentration of residents is in the southern and eastern part of the locality;
- i) The dominant land uses are—
 - i. rural settlement, at varying densities consistent with the environmental constraints of the area; and
 - ii. open space, comprising natural bushland settings in both public and private tenure;
- j) Access is maintained to urban services at Tewantin for higher levels of convenience via McKinnon Drive, and other principal access roads including Illoura Place and Lake Cooroibah Road.
- k) The distinct boundaries between urban Tewantin and rural settlement in Cooroibah are maintained, preventing the localities from merging;
- l) Physical expansion of the Cooroibah village is avoided to—

- i protect the village's discrete and informal character; and
 - ii ensure urban development is consistent with infrastructure capacity;
- m) Residential and rural settlement uses in the area are supported by a community focal point, with basic services to support the local community;
- n) Development is constrained by the limited capacity within the reticulated water supply and sewerage system which cannot support the entire locality;
- o) Development in un-serviced areas provides on-site disposal of effluent and private water supply;
- p) Development locates only on land that is not constrained by sensitive landforms and landscapes;
- q) Demand for community services is provided for in Tewantin or other localities in Noosa Shire;
- r) The village of Cooroibah provides an eclectic mix of serviced urban housing, with many original cottages constructed from timber, set in a tranquil, informal, vegetated lakeside setting;
- s) Less intensive rural settlement communities are located in the northern part of the locality featuring tranquil bushland settings, with the southern part of the locality (south and east of Ringtail Creek) being more intensively developed;
- t) The rural character of the locality is maintained with a lack of commercial development;
- u) Extensive agriculture is limited due to poor soils and potential conflict between traditional rural uses and rural settlement;
- v) Extractive resources are protected for their economic importance for this locality and the Shire and extraction of resources is carried out with minimal adverse impact on the sensitive environments of the Cooroibah Locality;
- w) Land unsuited for development, including land which is flood prone or boggy in wet weather, is left in its natural state;
- x) Areas of ecological and environmental significance are protected through the consolidating and securing of such lands;
- y) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- z) McKinnon Drive, and Louis Bazzo Drive are protected as parts of Noosa's major road network;
- aa) The function, safety and visual amenity of Noosa's major road network are protected;
- bb) The natural core values and the water quality of watercourses of the Cooroibah Locality, including the Noosa River and Lake Cooroibah, are protected and enhanced;
- cc) The major open space network is based on the following links—
 - i Tewantin to Lake Cooroibah and the Noosa River;
 - ii Ringtail Creek to Lake Cooroibah and the Noosa River; and
 - iii a riparian corridor along the Noosa River, Cooloothin Creek, Cooroibah Creek and Ringtail Creek;

- dd) Recreational pursuits are based on—
 - i. water activities, particularly small-scale non-motorised craft on Lake Cooroibah, the Noosa River and creeks;
 - ii. the Noosa Trails Network; and
 - iii. public picnic grounds and children’s playground;
- ee) A sealed bikeway between Cooroibah and Tewantin allows residents to commute to other localities;
- ff) Visitor accommodation is focused on the locality’s camping grounds, small cabin parks and bed and breakfast style accommodation;
- gg) For the **Detached Housing Zone**—single detached housing prevails which maintains—
 - iv a tranquil, lakeside setting;
 - v low impact, low density development form of domestic scale;
 - vi building styles befitting the informal character of the Cooroibah village and which respond to, and are integrated with natural site characteristics, such as vegetation and landforms; and
 - vii landscaped settings consistent with the character of the locality.

For the **Neighbourhood Centre Zone**—

- i the Neighbourhood Centre forms a single focal point for the local community;
- ii a general store supports the day-to-day needs of residents including prepared meals; and
- iii community space provides for the social needs of the local community;

For the **Rural Settlement Zone**—detached housing on large lots—

- i. is the dominant building form, to the general exclusion of other uses;
- ii. incorporates designs that respond to, and are integrated with site characteristics including *steep slopes* and native *vegetation*; are mainly low set, using a variety of building materials including bricks, timber and steel;
- iii. use steel roofs as the preferred form for the hygiene and efficiency of rainwater tanks, in areas where reticulated water is not available.
- iv. maintain the benefits of large lot living, where rural vistas, privacy and open space features are maintained and contribute to the lifestyle;
- v. offers a relaxed rural lifestyle for residents;
- iv contributes to the rural or semi-rural character and amenity of the area;
- v may be located in close proximity to working farms or other rural industries;
- vi offer convenient access to Tewantin via sealed roads; include associated home-based businesses on large lots such that neighbours are not impacted upon; and
- vii are dominated by native vegetation and landscaping;

For the **Rural Zone**—rural land is protected and appropriately managed such that:-

- viii Agriculture and habitat protection are the dominant land uses;
- ix 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;
- x 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

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 the 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 11—Specific Outcomes and Probable Solutions for the Cooroibah Locality

Table 5.7

column 1 Specific Outcomes	column 2 Probable solutions
5.8 Effects of use	
<i>Amenity</i> 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.	No solution provided
<i>Entrances</i> O2 The southern and northern entrances to the Cooroibah locality are characterised by bushland, which is protected from visually intrusive development.	No solution provided
<i>Major road network</i> O3 The function of, and visual amenity and character surrounding the, <i>major road network</i> , including McKinnon Drive and Lake Cooroibah Road is protected and enhanced.	No solution provided
5.9 Built form	
<i>Density</i> O4 The density of development within the <i>site</i> area— <ul style="list-style-type: none"> a) is compatible with surrounding development; and b) has a low <i>site</i> impact to enhance the opportunity to maintain natural <i>site</i> characteristics, including native <i>vegetation</i> and natural landforms. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>Height</p> <p>O5 <i>Buildings and other 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 premises; 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; e) respect the scale of surrounding <i>vegetation</i>; and f) respond to the topography of the <i>site</i> and avoid extensive excavation and filling. 	<p>S5.1 <i>Buildings and other structures have a maximum building height of—</i></p> <ul style="list-style-type: none"> a) 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 b) in all other zones—8m.
<p>Setbacks</p> <p>O6 <i>Buildings and other structures are appropriately designed and sited to—</i></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 properties; b) preserve any existing <i>vegetation</i> on the <i>site</i> that will <i>buffer</i> the proposed <i>building</i>; c) allow for landscaping to be provided between <i>buildings</i>; d) maintain the visual continuity and pattern of <i>buildings</i> and landscape elements within the street; and e) help protect the natural character and visual amenity of the Noosa River system. 	<p>S6.1 <i>Buildings and structures comply with the setbacks specified in Schedule 1 - Minimum Boundary Setbacks.</i></p>
<p>Site cover</p> <p>O7 <i>The site cover of buildings and other roofed structures—</i></p> <ul style="list-style-type: none"> a) is of a scale that is compatible with surrounding development; a) for a class 1 or class 10a building within the Detached Housing Zone, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or 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 the Detached House Zone - 40%; c) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; d) maximises the retention of existing mature trees and allows for additional <i>deep landscaping</i> between buildings; e) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and f) facilitates onsite stormwater management and vehicular access. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Flooding and drainage⁴³</p> <p>O8 Buildings 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 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>S8.1 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>S8.2 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>S8.3 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>S8.4 <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>S8.5 <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 only where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p>
<p>Roof form</p> <p>O9 Rooflines—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the character of the locality; c) are articulated, pitched or skillion; d) avoid low pitched (eg. less than 5 degrees) or box profiles/parapets; e) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties. 	<p>S9.1 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>S9.2 <i>Buildings</i> and <i>structures</i> do not include roof top terraces.</p>

⁴³ 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 1.3-9.3.

column 1 Specific Outcomes	column 2 Probable solutions
<p>Materials and finishes O10 Buildings and other structures use materials and finishes that complement the rural character and integrate with the surrounding natural landscape</p>	<p>S10.1 Buildings—</p> <ul style="list-style-type: none"> a) use a mix of lightweight and textured external building materials, including timber, corrugated iron, steel and weatherboard; or b) use masonry construction with where variation in texture, detailing and the like; c) use materials and finishes that blend with the surrounding vegetation.
5.10 Environment, Conservation and Recreation	
<p>Environment and cultural heritage values O11 There are no significant adverse effects on biodiversity, native vegetation, 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 disposal⁴⁴; g) changes to fauna habitat and behaviour; and h) disturbance of <i>buildings</i> and features, including natural features, of cultural heritage significance. 	<p>No solution provided</p> <p>Editor's note</p> <p>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.</p>
<p>Open space network O12 An integrated <i>open space network</i> 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 habitat connectivity for wildlife; d) protect <i>watercourses</i> and <i>drainage lines</i>; e) protect <i>vegetation</i> on <i>steep slopes</i>; and f) form a scenic backdrop for <i>residential development</i>. 	<p>S12.1 Open space corridors and existing native <i>vegetation</i> in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p>

⁴⁴ 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>Noosa Trail Network</p> <p>O13 A comprehensive network of bridle trails and pedestrian and bicycle linkages 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</p> <p>O14 Existing and future pedestrian, bridle trail or bicycle linkages are retained as part of a Shire wide trail network.</p>	<p>S13.1 No solution provided</p> <p>S14.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2; AND</p> <p>S14.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network, as indicated in Schedule 5 – Map 3, including severing of existing or future linkages; or</p> <p>S14.3 Alternative linkages to those indicated in Schedule 5 – Map 2 are provided; AND</p> <p>S14.4 Linkages to the Noosa Trails 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</p> <p>O15 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations.</p>	<p>S15.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15; AND</p> <p>S15.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p>

Division 12—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 5.8

column 1 Specific Outcomes	column 2 Probable solutions
5.11 Consistent uses	
<p>O16 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. 	No solution provided
5.12 Inconsistent uses	
<p>O17 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) All Infrastructure Uses; i) Ancillary dwelling unit; j) Multiple housing; and k) Visitor accommodation Types 2, 3 or 4. 	No solution provided
5.13 Effects of use	
<p>Amenity</p> <p>O18 Trees within the village area and its surrounds are retained to ensure the bushland character is maintained; AND</p> <p>O19 Built form closely relates to the physical setting and existing buildings; AND</p> <p>O20 The scenic quality of vistas to and from Lake Cooroibah is protected.</p>	No solution provided
5.14 Built form	
<p>Streetscape and riverfront character</p> <p>O21 <i>Buildings and structures</i>—</p> <ul style="list-style-type: none"> a) are at a scale and nature complementary and respectful to their surroundings; b) maintain the visual amenity of adjoining and surrounding development; c) are designed to address the street and 	S21.1 The main entrance of the building faces the street;

column 1 Specific Outcomes	column 2 Probable solutions
<p>contribute positively to the streetscape character;</p> <p>d) are not visually dominated by garages or carports;</p> <p>e) orientate front doors, feature windows and roof treatment towards the street; and</p> <p>f) are designed to address any lake or riverfront aspect and to contribute positively to the lake or riverfront character;</p> <p>AND</p> <p>O22 Buildings and other structures provide for visual interest and amenity by:-</p> <p>a) staggering or separating continuous walls into smaller sections to vary the elevation; and</p> <p>b) providing well articulated building forms with strong vertical design features.</p> <p>AND</p> <p>O23 <i>Buildings</i> give the physical appearance of being one Detached house.</p>	<p>AND</p> <p>S22.1 For buildings and other structures—</p> <p>a) the maximum wall length is 15m; and</p> <p>b) 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).</p> <p>S23.1 No solution provided</p>
<p>Garages and carports</p> <p>O24 Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p>S24.1 Garages and carports—</p> <p>a) have a front boundary setback of at least 6m; and</p> <p>b) if the front elevation is visible from the <i>frontage</i> -</p> <p>i) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the <i>frontage</i> width, whichever is the lesser, where the structure faces the street); or</p> <p>ii) for more than a 2 car garage - additional garages are set back from the frontage not less than the width of the additional garage door; or</p> <p>c) that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer area between the structure and the frontage.</p>
<p>Front fences & walls</p> <p>O25 Front fences and walls are designed and sited to contribute to the streetscape without creating any nuisance to neighbours or pedestrians.</p>	<p>S25.1 Front fences and walls are—</p> <p>a) not forward of the front plane of the <i>dwelling units</i>; or</p> <p>b) no more than 900mm high; or</p> <p>c) no more than 1.2m high and of <i>open construction</i> (ie. at least 50% transparent).</p>

Division 13—Specific Outcomes and Probable Solutions for the Neighbourhood Centre Zone

Table 5.9

column 1 Specific Outcomes	column 2 Probable solutions
5.15 Consistent uses	
<p>O26 The following defined uses and use classes are consistent uses and are located in the Neighbourhood Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment & dining Type 1 c) Retail business Type 1; d) Education Type 1; e) Wellbeing Type 2; f) Transport Type 1; g) Detached house; and h) Ancillary dwelling unit. 	No solution provided
5.16 Inconsistent uses	
<p>O27 The following defined uses and use classes 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 2, 3, 4, 5, 6 or 7; f) Education Types 2, 3, or 4; g) Emergency service; h) Open space; i) Wellbeing Types 1, 3 or 4; j) Service and utility; k) Transport Types 2, 3 or 4; l) Community residence; m) Multiple housing; and n) Visitor accommodation. 	No solution provided
5.17 Effects of use	
<p>O28 A general store and café meet the immediate needs of nearby residents, in a manner that does not impact on nearby residential amenity through excessive traffic, noise, artificial lighting or fumes; AND</p> <p>O29 <i>Buildings</i> are sited and orientated to minimise the likelihood of overlooking the <i>private open space</i> of adjacent residential uses; AND</p> <p>O30 Bulky and obtrusive <i>structures</i> are screened to reduce adverse impact of noise and odour.</p>	<p>S28.1 Business Uses situated on the <i>site</i> have a <i>use area</i> not exceeding 100m²; AND</p> <p>S28.2 Non-residential uses do not operate outside the hours of 7:00am to 7:00pm; AND</p> <p>S29.1 No solution provided AND</p> <p>S30.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
5.18 Built form	
Streetscape and character O31 Buildings and structures are sited and designed to present a high visual quality and contribute positively to the streetscape character.	No solution provided

Division 14—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 5.10

column 1 Specific Outcomes	column 2 Probable solutions
5.19 Consistent uses	
O32 The following defined uses and use classes are consistent uses and are located in the Rural Settlement Zone— <ul style="list-style-type: none"> a) Cultivation Type 1; b) Animal husbandry Type 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) Detached house; i) Community residence; and j) Visitor accommodation Types 1 or 3. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
5.20 Inconsistent uses	
<p>O33 The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone—</p> <ul style="list-style-type: none"> a) Cultivation Type 2; b) Animal husbandry Type 2; c) Commercial business Type 1 where not 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 Services Type 1; j) Open Space; k) Wellbeing; l) All Infrastructure Uses; m) Ancillary dwelling unit; n) Multiple housing; and o) Visitor accommodation Types 2 or 4. 	<p>No solution provided</p>
5.21 Effects of Use	
<p>O34 Visitor Accommodation and non-residential uses do not create nuisance by way of noise, dust, fumes, vibrations or traffic.</p>	<p>No solution provided</p>
5.22 Built form	
<p>Visual amenity</p> <p>O35 <i>Development</i> is at a scale and nature complementary and respectful to its surroundings and does not unduly impact on the visual amenity of adjoining and surrounding development; AND</p> <p>O36 Landscaping is established to lightly screen buildings and other structures when viewed from the street, lake or riverfront; AND</p> <p>O37 <i>Buildings and structures</i> do not interrupt the natural skyline when viewed from the <i>major road network</i> or any areas of <i>public open space</i>.</p>	<p>No solution provided</p>

Division 15—Specific Outcomes and Probable Solutions for the Rural Zone

Table 5.11

column 1 Specific Outcomes	column 2 Probable solutions
5.23 Consistent uses	
<p>O38 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) Industrial business Type 3; e) Retail business Type 1 if a <i>roadside stall</i>; f) Emergency service Type 2; g) Open space Type 2; h) Detached House; i) Ancillary dwelling unit; j) Community residence; and k) Visitor accommodation Types 1 or 3. 	<p>No solution provided</p>
5.24 Inconsistent uses	
<p>O39 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 Types 1 or 2; d) Retail business Type 1 if not a <i>roadside stall</i>; e) Retail Business Types 2, 3, 4, 5, or 6 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 Types 2 or 4. 	<p>No solution provided</p>
5.25 Built form	
<p>Visual amenity</p> <p>O40 <i>Buildings</i> and other <i>structures</i> are appropriately sited such that they do not detract from the scenic and environmental qualities of the site or present an appearance of bulk to the road, adjoining properties or areas of <i>public open space</i>. AND</p> <p>O41 Buildings and structures do not interrupt the natural skyline when viewed from the <i>major road network</i> or any areas of <i>public open space</i>.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
5.26 Open space, environment and conservation	
<p>Environmental values O42 Land with significant environmental values makes an important contribution to the character of the locality; AND O43 The environmental values of land are protected from adverse impacts as a consequence of development in or adjacent to that land.</p>	No solution provided

Division 16—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 5.12

column 1 Specific Outcomes	column 2 Probable solutions
5.27 Consistent uses	
<p>O44 The 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 b) Open Space Type 2</p>	No solution provided
5.28 Inconsistent uses	
<p>O45 The 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; b) All Business Uses; c) Education Types 1, 2 or 3; d) Education Type 4, if not an <i>information centre</i>; e) Emergency service; f) Open space Type 1; g) Wellbeing; h) All Infrastructure Uses; and i) All Residential Uses.</p>	No solution provided
5.29 Built form	
<p>Visual amenity O46 <i>Buildings</i> and other works are designed and sited so that they do not dominate or detract from the scenic and environmental qualities of the site and its setting; AND O47 The external colour scheme of <i>buildings</i> is designed to blend with the natural elements of its surroundings.</p>	No solution provided