

PART 7 - EASTERN BEACHES LOCALITY PLAN

Division 1—Contents of the Eastern Beaches Locality Plan

7.1 Outline of Eastern Beaches Locality Plan

The following components comprise the Eastern Beaches Locality Plan—

- 7.1.1 Locality maps comprising of¹—
- a) Eastern Beaches Zones (Map ZM4);
 - b) Eastern Beaches Biodiversity Overlay (Map OM4.1);
 - c) Eastern Beaches Heritage Overlay (Map OM4.2);
 - d) Eastern Beaches Natural Hazard Overlays - Landslide and Flooding (Map OM4.3);
 - e) Eastern Beaches Natural Hazard Overlays - Bushfire and Acid Sulfate Soils (Map OM4.4); and
 - f) Eastern Beaches Natural Resources Overlay (Map OM4.5);
- 7.1.2 General provisions for the assessment tables (Division 2);
- 7.1.3 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) Visitor Mixed Use Zone (Division 6);
 - e) Neighbourhood Centre Zone (Division 7);
 - f) Community Services Zone (Division 8);
 - g) Rural Settlement Zone (Division 9);
 - h) Open Space Recreation Zone (Division 10); and
 - i) Open Space Conservation Zone (Division 11);
- 7.1.4 Assessment table for the locality – Development other than material change of use (Division 12); and
- 7.1.5 The Eastern Beaches Locality Code comprising—
- a) General provisions for the Eastern Beaches Locality Code (Division 13);
 - b) Overall outcomes for the Eastern Beaches Locality (Division 14);
 - c) Specific outcomes for the Eastern Beaches Locality (Division 15);
 - d) Specific outcomes for each zone in the locality including—

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

- e) Detached Housing Zone (Division 16);
- f) Semi-Attached Housing Zone (Division 17);
- g) Attached Housing Zone (Division 18);
- h) Visitor Mixed Use Zone (Division 19);
- i) Neighbourhood Centre Zone (Division 20);
- j) Community Services Zone (Division 21);
- k) Rural Settlement Zone (Division 22);
- l) Open Space Recreation Zone (Division 23); and
- m) Open Space Conservation Zone (Division 24).

Division 2—General provisions for assessment tables

7.2 Categories of development and assessment

The categories of development and assessment for each type of development are identified in column 2 of Tables 7.1 to 7.10. The types of development are as follows—

- 7.2.1 Table 7.1 to 7.9 – 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
- 7.2.2 Table 7.10 –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 a material change of use; and
 - j) Other.

7.3 Assessment benchmarks for assessable development and requirements for accepted development

- 7.3.1 The relevant assessment benchmarks for development are referred to in column 3 of tables 7.1 to 7.9.
- 7.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 7.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

7.4 Consistent and inconsistent uses in zones

- 7.4.1 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 16 — Detached Housing Zone (Sections 7.11 and 7.12);
 - b) Division 17 — Semi-Attached Housing Zone (Sections 7.15 and 7.16);
 - c) Division 18 — Attached Housing Zone (Sections 7.19 and 7.20);
 - d) Division 19 — Visitor Mixed Use Zone (Sections 7.23 and 7.24);
 - e) Division 20 — Neighbourhood Centre Zone (Sections 7.27 and 7.28);
 - f) Division 21 — Community Services Zone (Sections 7.31 and 7.32);
 - g) Division 22 — Rural Settlement Zone (Sections 7.35 and 7.36);
 - h) Division 23 — Open Space Recreation Zone (Sections 7.38 and 7.39); and
 - i) Division 24 — Open Space Conservation Zone (Sections 7.42 and 7.43).

Division 3—Assessment table for the Detached Housing Zone³

Table 7.1

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—		

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 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 7.10 (Division 12)

⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

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
<p><i>Consistent use</i> No Agricultural Uses</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 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 7.12</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 if not otherwise Accepted development subject to requirements 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) 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>	

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
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 Visitor accommodation Type 1 Home hosted ; or Visitor accommodation Type 4 conventional if a <i>visitor hostel</i> on Lot 163 on RP897370, Pacific Avenue, Sunshine Beach	<i>Accepted development subject to requirements</i> if— 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 <i>QDC</i> 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 to the <i>QDC</i> 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 Types 2, 3, 4 or 5 ; or c) Visitor accommodation	If <i>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 If <i>code assessment</i> — a) Detached house —Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 7.12		
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.

⁷ A Code assessable application is not required for non-compliance with an *alternative provision* to the *QDC*. See Section 7.4.

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

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

Table 7.2

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		

⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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 7.10 (Division 12)

¹¹ Refer to Part 2, Section 2.11 Dictionary for definitions

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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility or Type 2 Evident where operated from a Detached House; or Type 3 Significant scale where located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive or Commercial business Type 1 Office or Type 2 Medical where located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 7.16</p>	<p><i>Accepted development subject to requirements</i> if— a) Commercial business Type 1 if an <i>estate sales office</i>; or b) Home-based business Type 1</p> <p><i>Code assessment</i> if— 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 b) Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; c) Home-based business Type 2 operated from a detached house</p> <p><i>Impact assessment</i> if— a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business; or c) Home-based business Type 2 where not operated from a detached house d) Home-based business Type 3; or e) Industrial business; or f) Retail business</p>	<p>If <i>accepted development subject to requirements</i>—and a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; or 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 14-44-14.45 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>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached house; or</p>	<p><i>Accepted development subject to requirements</i> if a) Detached house; or</p>	<p>If <i>accepted development subject to requirements</i>— a) Column 2 of Tables 14.28-</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
<p>Community residence; or Multiple housing Type 2 Duplex; or Multiple Housing Type 4 Conventional where the site area is not less than 800m² or Visitor accommodation Type 1 Home hosted; or Type 4 Conventional for a <i>visitor hostel</i> on: Lot 295 on RP883860, 14 Duke Street, Sunshine Beach, Lots 339-341 RP48111, 1-3 Douglas Street, Sunshine Beach, Lots 92-94 RP94566, corner of Wildflower and Hill Streets, Sunshine Beach, or Lots 8, 9 & 10 P9315 and Lot 76 MCH2969, 215-219 David Low Way, Peregian Beach</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 7.16</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 14.28-14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i>¹³; or</p> <p>b) Multiple housing Type 2; or</p> <p>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</i> if—</p> <p>a) Ancillary dwelling unit; or</p> <p>b) Multiple housing Types 3, 4 or 5; or</p> <p>c) Visitor accommodation</p>	<p>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> <p>If <i>code assessment</i> and—</p> <p>a) Detached house—Detached House Code; or</p> <p>b) Community Residence</p> <p>i. Community Residence Code; and</p> <p>ii. Detached House Code</p> <p>c) Multiple housing Type 2—Eastern Beaches Locality Code; and Residential Uses Code; and Landscaping Code; and Engineering Works Codes</p>
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road¹⁴-development approval is not required</p> <p><i>Impact assessment</i>—otherwise</p>	<p>If <i>accepted development</i> - no assessment benchmarks apply.</p>

¹³ A Code assessable application is not required for non-compliance with an alternative provision to the *QDC*. See Section 7.4.

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 7.3

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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility ; or Type 2 Evident where operated from a detached house only	<i>Accepted development subject to requirements</i> if— a) Commercial business Type 1 if an <i>estate sales office</i> b) Home-based business Type 1 <i>Code assessment</i> if— 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 b) Home-based business Type 1 and not complying with column 2 of Table 14.11 of the Business Uses Code; or c) Home-based business Type 2 operated from a detached house <i>Impact assessment</i> if— a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Type 2 where not operated from a detached house d) Home-based business Type 3 ; or	If <i>accepted development subject to requirements</i> —and a) an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code, b) Home-based business Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work— Column 2 of Table 14-44-14.45 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 7.20		

¹⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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 7.10 (Division 12)

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
	e) Industrial business f) Retail business	
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		
RESIDENTIAL USES—		
<i>Consistent use</i> Detached house; or Community residence; or Multiple housing Type 2 Duplex or Type 3 Retirement & Special Needs or Type 4 Conventional; or Visitor accommodation Type 1 Home hosted, Type 2 Caravan Park or Type 4 Conventional	<i>Accepted development subject to requirements if—</i> a) Detached house; or b) Community residence <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 QDC ¹⁹ ; or b) Multiple housing Type 2; 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 QDC ²⁰ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Ancillary dwelling unit; or b) Multiple housing Type 3, 4 or 5; or c) Visitor accommodation	<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 <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) Multiple Housing Type 2 — Eastern Beaches Locality Code; and Residential Uses Code; and Landscaping Code; and Engineering works codes;
<i>Inconsistent use</i> Those Residential Uses listed in Section 7.20		
OTHER USES—		
Uses not otherwise defined.	<i>Accepted development</i> if a road ²⁰ -development approval is not required <i>Impact assessment —otherwise</i>	<i>If accepted development - no assessment benchmarks apply.</i>

¹⁹ A Code assessable application is not required for non-compliance with an alternative provision to the QDC. See Section 7.4.

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

Division 6—Assessment Table for the Visitor Mixed Use Zone²¹

Table 7.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VISITOR MIXED USE ZONE - MAKING A MATERIAL CHANGE OF USE²²

Column 1 Defined use or use class ²³	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁴ - 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 business Type 1 Food and beverage ; or Type 2 Recreation, Amusement & Fitness or Home based business Type 1 Limited visibility ; or Retail business Type 1 Local or Type 2 Shop and salon	<i>Accepted development subject to requirements</i> if Home-based business Type 1 <i>Code assessment</i> if— a) Home-based business Type 1 and not complying with column 2 of Table 14.11 of the Business Uses Code b) Retail business Type 1 <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 Types 2, 3, 4, 5, 6 or 7	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; and c) if Retail business — Eastern Beaches Locality Code; and Business Uses Code Landscaping Code; and <i>Engineering Works Codes</i>
<i>Inconsistent use</i> Those Business Uses listed in Section 7.24		
COMMUNITY USES—		
<i>Consistent use</i> Education Type 4 Information ; or Wellbeing Type 2 Social	<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 Types 1 or 2 ; or	If <i>code assessment</i> — a) Eastern Beaches Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Code</i>
<i>Inconsistent use</i> Those Community		

²¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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 For development other than material change of use refer assessment table 7.10 (Division 12)

²³ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁴ 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 ²³	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁴ - and requirements for accepted development
Uses listed in Section 7.24	d) Wellbeing Types 1, 3 and 4	
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> Visitor Accommodation Type 4 Conventional where in conjunction with Business Uses on the ground floor	<i>Impact assessment</i> All Residential Uses	
<i>Inconsistent use</i> Those Residential Uses listed in Section 7.24		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²⁵ - 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 Neighbourhood Centre Zone²⁶

Table 7.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NEIGHBOURHOOD CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE²⁷

Column 1 Defined use or use class ²⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁹ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	

²⁵ All roads are included in a zone. Refer to Part 2 Section 2.10.

²⁶ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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

²⁷ For development other than material change of use refer assessment table 7.10 (Division 12)

²⁸ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁹ 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 ²⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁹ and requirements for accepted development
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<p><i>Consistent use</i> All Commercial business; or All Entertainment and dining business; or Retail business Type 1 Local, Type 2 Shop and salon or Type 7 Garden and lifestyle centre</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 7.28</p>	<p><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—</p> <p>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 1,000m² <i>GFA</i></p> <p><i>Code assessment</i> if—</p> <p>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—</p> <p>i) Commercial business; or ii) Entertainment and dining business Type 1; or iii) Retail business Type 1; or iv) Retail business Types 2 or 7 if not exceeding 1,000m² <i>GFA</i></p> <p>b) one of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <p>i) Commercial business where not otherwise <i>Accepted development subject to requirements</i>; or ii) Entertainment and dining business Type 1; or iii) Retail business Type 1;</p>	<p>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</p> <p>If <i>code assessment</i> —</p> <p>a) Eastern Beaches Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>

Column 1 Defined use or use class ²⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁹ and requirements for accepted development
	<p style="text-align: center;">or</p> <p>iv) Retail business Types 2 or 7 if not exceeding 1,000m² GFA</p> <p><i>Impact assessment</i> if—</p> <p>a) Entertainment and dining business Type 2 or 3; or</p> <p>b) Home-based business; or</p> <p>c) Industrial business; or</p> <p>d) Retail business Types 3, 4, 5 or 6 or Types 2 or 7 if exceeding 1,000m² GFA</p>	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 3 Adult or Type 4 Information; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 7.28</p>	<p><i>Code assessment</i> if—</p> <p>a) Education Types 3 or 4; or</p> <p>b) Wellbeing Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Education Types 1 or 2;</p> <p>b) Emergency service; or</p> <p>c) Open space Types 1 or 2; or</p> <p>d) Wellbeing Types 1, 3 or 4</p>	<p>If <i>code assessment</i> —</p> <p>a) Eastern Beaches Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Code</p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> Transport Type 2 Carpark</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 7.28</p>	<p><i>Code assessment</i> if Transport Type 2</p> <p><i>Impact assessment</i></p> <p>a) Service & Utility; or</p> <p>b) Transport Types 1, 3 or 4</p>	<p>If <i>code assessment</i> —</p> <p>a) Eastern Beaches Locality Code; and</p> <p>b) Infrastructure Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Code</p>
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 7.28</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—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road³⁰-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> - no assessment benchmarks apply.</p>

³⁰ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 8—Assessment table for the Community Services Zone³¹

Table 7.6

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE³²

Column 1 Defined use or use class ³³	Column 2 Categories of development and assessment ³⁴	Column 3 Assessment benchmarks for assessable development ³⁵ 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 or Type 2, Recreation, Amusement & Fitness where in conjunction with a Community Use	<i>Code assessment</i> if Entertainment & dining Type 1 where in conjunction with a Community Use <i>Impact assessment</i> Business Uses if not otherwise code assessment	If <i>code assessment</i> — a) Eastern Beaches Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those Business Uses listed in Section 7.32		
COMMUNITY USES—		
<i>Consistent use</i> All Community Uses	<i>Code assessment</i> if— a) Education Type 1 ; b) Education Type 4 ; c) Emergency Service ; d) Open Space Type 1 ; e) Wellbeing Type 2 ; <i>Impact assessment</i> if— a) Education Types 2, or 3 ; b) Open Space Type 2 ; c) Wellbeing Types 1, 3 or 4	If <i>code assessment</i> — a) Eastern Beaches Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> No Community Uses		
INFRASTRUCTURE USES—		
<i>Consistent use</i> Service and utility Type 1 Depot or Type 2 Installation; or Transport Type 1	<i>Code assessment</i> if— a) Service and utility Types 1 or 2 ; or b) Transport Types 1, 2 or 3 <i>Impact assessment</i> if—	If <i>code assessment</i> — a) Eastern Beaches Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.

³¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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.

³² For development other than material change of use refer to assessment table 7.10 (division 12)

³³ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁴ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan.

³⁵ 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 class³³	Column 2 Categories of development and assessment³⁴	Column 3 Assessment benchmarks for assessable development³⁵ and requirements for accepted development
<p>Passenger terminal, Type 2 Carpark or Type 3 Depot</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 7.32</p>	<p>a) Service and utility Types 3 or 4; or b) Transport Type 4</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit; or Multiple housing Type 3 Retirement & special needs where located in Sunrise Beach.</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 7.32</p>	<p><i>Code assessment</i> if</p> <p>a) Ancillary dwelling unit; or b) Multiple housing Type 3 if located in Grasstree Court Sunrise Beach</p> <p><i>Impact assessment</i> if—</p> <p>a) Detached house; or b) Community residence; or c) Multiple housing Types 1, 2, 4, or 5; or d) Multiple housing Type 3 if not located in Grasstree Court Sunrise Beach; or e) 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—</p> <p style="margin-left: 20px;">i Eastern Beaches Locality Code; and ii Residential Uses Code; and iii Landscaping Code; and iv Engineering Works Codes.</p>
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road³⁶- Development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> - no assessment benchmarks apply.</p>

³⁶ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 9—Assessment table for the Rural Settlement Zone³⁷

Table 7.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE³⁸

Column 1 Defined use or use class ³⁹	Column 2 Categories of development assessment	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 Traditional; or All Forestry</p> <p><i>Inconsistent use</i> Those Agricultural Uses listed in Section 7.36</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— Column 2 of Table 14.1 of the Agricultural Uses Code; and b) 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>a) Animal Husbandry Type 1— Column 2 of Table 14.2, Agricultural Uses Code; and b) 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 14-44-14-6 of the Building Works Code</p>

³⁷ Categories of development and 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.

³⁸ For development other than material change of use refer assessment table 7.10 (Division 12)

³⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

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 ³⁹	Column 2 Categories of development assessment	Column 3 Assessment benchmarks for assessable development ⁴⁰ 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 Commercial business Type 3 Veterinary; or Home-based business Type 1 Limited visibility or Type 2 Evident</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 7.36</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 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 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, or</p> <p>b) 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 14-44-14-46 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 7.36</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) Eastern Beaches 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 ³⁹	Column 2 Categories of development assessment	Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached house; or Community residence; or Visitor accommodation Type 1 Home hosted</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 7.36</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 14.28-14.31 of the Detached House Code, except if an alternative provision to the <i>QDC</i>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 <i>QDC</i>⁴²; 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; or c) Visitor accommodation Types 2, 3 or 4</p>	<p><i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and b) If Community Residence - Column 2 of Table 32a of the Community Residence Code</p> <p><i>If code assessment —</i> a) Detached house - Detached House Code; or b) Visitor accommodation Type 1 — i. Eastern Beaches 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>⁴²- Development approval is not required</p> <p><i>Impact assessment</i>—otherwise</p>	If <i>accepted development</i> - no assessment benchmarks apply.

Division 10—Assessment table for the Open Space Recreation Zone⁴³

Table 7.8

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE⁴⁴

⁴¹ A Code assessable application is not required for non-compliance with an alternative provision to the *QDC*. See Section 7.4.

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

⁴³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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 7.10 (Division 12)

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—		
<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 Type 1 Food and beverage where in conjunction with an Open Space Use ; or Entertainment and dining business Type 2 Recreation, Amusement & Fitness.	<i>Code assessment if</i> Entertainment and Dining Type 2	<i>If code assessment —</i> a) Eastern Beaches 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 7.39	<i>Impact assessment if</i> a) Commercial business b) Entertainment and dining business Types 1 or 3 c) Home based business d) Industrial business e) Retail business	
COMMUNITY USES—		
<i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social	<i>Code assessment if</i> Open space Type 1 involving <i>building work</i> of 50m ² of <i>GFA</i> or less <i>Impact assessment if—</i> a) Education ; or b) Emergency service ; or c) Open space Type 1 involving <i>building work</i> of more than 50m ² <i>GFA</i> or Type 2 ; or d) Wellbeing	<i>If code assessment —</i> a) Eastern Beaches Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those Community Uses listed in Section 7.39		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		

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
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit; or Visitor accommodation Type 2 Caravan park; or Type 4 Conventional where located in conjunction with Type 2 Caravan park on Lots 8, 9 & 10 on P9315 and Lot 76 on MCH2969 at 215-219 David Low Way, Peregian Beach <i>Inconsistent use</i> Those Residential Uses listed in Section 7.39	<i>Impact assessment</i> All Residential Uses	
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 11—Assessment table for the Open Space Conservation Zone⁴⁷

Table 7.9

CATEGORIES OF DEVELOPMENT ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE⁴⁸

Column 1 Defined use or use class ⁴⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁰ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses <i>Inconsistent use</i> All Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	

⁴⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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.

⁴⁸ For development other than material change of use refer to assessment table 7.10 (Division 12)

⁴⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

⁵⁰ 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 ⁴⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁰ and requirements for accepted development
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 7.43		
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>	

Division 12—Assessment table for development other than Material Change of Use⁵¹

Table 7.10

CATEGORIES OF DEVELOPMENT ASSESSMENT FOR THE EASTERN BEACHES 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 ⁵² 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 Table 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 ⁵³	<p><i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure⁵⁴</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 structure⁵⁵</p> <p><i>Accepted development</i> otherwise - development approval is not required</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—</p> <p>a) not complying with column 2 of Table 14.46 of the Advertising Devices Code (Part 14, Division 9).</p> <p>b)</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>

⁵¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM4.1- OM4.5) 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.

⁵² Relevant assessment criteria 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

⁵³ 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.

⁵⁴ As defined in the BCA

⁵⁵ As defined in the BCA

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development⁵² and requirements for accepted development
Reconfiguring a lot ⁵⁶	<i>Code assessment</i>	<i>If code assessment —</i> a) Eastern Beaches 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>	<i>If 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>	<i>If 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>	<i>If 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 ⁵⁷	<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	<i>If accepted development subject to requirements—</i> Column 2 of Table 14.48 of the Detached House Driveways Code <i>If code assessment —</i> Detached House Driveways Code.
Carrying out operational works for prescribed tidal works ⁵⁸	<i>Code assessment</i>	Table 14.64 of the Watercourses Works Code ⁵⁹

⁵⁶ 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.

⁵⁷ 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.

⁵⁸ Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003*

⁵⁹ 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 ⁵² and requirements for accepted development
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<p><i>Accepted development subject to requirements⁶⁰ if—</i></p> <ul style="list-style-type: none"> a) in either the Detached Housing Zone or the Semi-Attached 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 if—</i></p> <ul style="list-style-type: none"> a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving 10m³ or more of material; or c) in all other zones and involving 100m³ or more of material. 	<p><i>If 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><i>If 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 requirements⁶¹ if Rural Settlement Zone and involving less than 500m³ of material.</i></p> <p><i>Code assessment if—</i></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) in all other zones. 	<p><i>If 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><i>If code assessment —</i></p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.

⁶¹ This applies only once to any premises.

⁶² This applies only once to any premises.

Division 13—General provisions for the Eastern Beaches Locality Code

7.5 Eastern Beaches Locality Code

The following provisions comprise the Eastern Beaches Locality Code—

- 7.5.1 compliance with the Eastern Beaches Locality Code (Section 7.7);
- 7.5.2 overall outcomes for the Eastern Beaches Locality, including for each zone in the locality (Division 14);
- 7.5.3 specific outcomes and probable solutions for the Eastern Beaches Locality (Division 15);
- 7.5.4 specific outcomes and probable solutions for each zone in the Eastern Beaches Locality (Divisions 16 to 24).

7.6 Compliance with the Eastern Beaches Locality Code

Development complies with the Eastern Beaches Locality Code if it—

- 7.6.1 fulfils the specific outcomes for the locality in Division 15; and
- 7.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 16 to 24).

Division 14—Overall outcomes for the Eastern Beaches Locality

7.7 Overall outcomes for the Eastern Beaches Locality

- 7.7.1 The overall outcomes are the purpose of the Eastern Beaches Locality Code.
- 7.7.2 The overall outcomes sought for the Eastern Beaches 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;
 - iv. avoid significant adverse impacts on the natural environment, including native habitat removal, fragmentation and attrition; and
 - v. protect the natural beach experience and overall visual amenity for beach users;
 - b) Development is consistent with the Priority Infrastructure Plan in Part 15.
 - c) The locality is an elongated nodal development stretching along the David Low Way beside the coast, with boundaries generally defined by—

- i. Noosa National Park in the north;
 - ii. the Pacific Ocean in the east;
 - iii. the Shire boundary in the south; and
 - iv. Mary Ann Drive, Win Road, Clarendon Road, Lake Weyba and Noosa National Park in the west.
- d) The Eastern Beaches locality is a mature coastal urban area comprising five small communities, each with a separate identity;
- e) The Eastern Beaches Locality retains its primary role as a residential area, though continues to provide some visitor accommodation and a range of local retail and commercial functions at Sunshine Beach, Sunrise Beach and Peregian Beach;
- f) Urban development is limited to land within the Urban Footprint as shown on Map ZM4;
- g) The scale and form of buildings and other structures are—
 - i. designed to be responsive to the informal beachside character of the locality, being low rise buildings, with pitched or curved roofs and building materials that blend with the dune and coastal landscape;
 - ii. in keeping with the surrounding streetscape and landscape qualities;
 - iii. integrated into the topography and native *vegetation* of the dune system which dominates the locality; and
 - iv. consistent with the amenity and safety expectations of the community;
- h) Residential development is characterised by—
 - i. low impact buildings of a domestic scale within densely landscaped settings;
 - ii. building designs that are well articulated and that use design elements, materials that respect the coastal landscape character;
 - iii. building designs that avoid hard lines and boxy shapes characteristic of Mediterranean/Tuscan influenced design;
 - iv. Detached housing and Duplexes as the dominant development form; and
 - v. low rise Multiple housing development that is limited to the areas within the vicinity of the Sunshine Beach neighbourhood centre;
- i) Emphasis is placed on the protection and retention of low cost accommodation consistent with maintaining a diversity of accommodation types for visitors to the locality;
- j) The locality's complex dune system, forming protected valleys and exposed ridges leading to the Pacific Ocean or wetlands on the shores of Lake Weyba is protected;
- k) The rocky outcrop of Noosa Heads that forms the foundation of the dune and the deep depressions of the drainage systems define the boundary of developed communities and are protected;
- l) The especially deep eastern drainage systems including Sunshine, Burgess, Castaways, Marcus and Peregian Creeks are protected;
- m) Particular values of the landform and landscape are maintained and protected including—

- i. Lake Weyba and associated coastal wetlands which form an integral part of the vistas to the west;
- ii. the beach and the natural fore dune system stretching along the beachfront; and
- iii. the coastal dunes, creeks and lagoons;
- n) The large diversity of indigenous vegetation, supported by the dunes and wetlands including wetland communities, stunted heath land communities and higher eucalypt communities, are maintained and protected for dune stability and attractive vistas from the David Low Way and the beach;
- o) The fore dunes, coastal dunes and lowland habitats supporting a wide variety of fauna are protected;
- p) Where development is not served by sewerage infrastructure, there is no adverse impact on ground and surface water quality, human health and amenity as a consequence of the on-site disposal of effluent;
- q) The environmental and cultural heritage values of the locality are conserved and well managed;
- r) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- s) The beaches, *watercourses*, Weyba Lake system, Noosa National Park, high dunes and *wetlands* are protected and form the basis of an extensive, accessible and usable open space network extending beyond the locality;
- t) Access to the fore dune and beachfront areas is provided via formalised communal access points designed to protect dunal systems;
- u) Vegetated views from the beach and the David Low Way are protected from the potential impacts of development;
- v) Aircraft safety is maintained within the operational airspace of the Sunshine Coast Airport;
- w) Access to the coastal areas is maintained north-south along the David Low Way and provides constantly changing vistas of the ocean and vegetated dune system, curving between densely vegetated national park to the west and wallum plains;
- x) The northern part of the locality provides high levels of convenience and accessibility, via the David Low Way, to the urban services of Noosa Junction and Noosa Heads;
- y) The southern part of the locality provides moderate levels of accessibility to the urban services of Noosa Junction and Noosa Heads, and services at Coolum and Noosaville;
- z) Peregian Beach provides local convenience shopping, business and community services;
- aa) A range of sport, recreation and community facilities are provided in the north west of the locality, including sports ovals, schools, churches and a community hall with Peregian Beach also providing a community centre, tennis club and surf club;
- bb) An extensive open space system and passive recreation opportunities are offered by the foreshore parks and reserves and Noosa National Park;
- cc) Water supply and sewerage is provided to the urban communities of Sunshine Beach, Sunrise Beach, Castaways Beach, Marcus Beach and Peregian Beach;

- dd) In areas where sewerage is not available, development is constrained by the need for on-site disposal of effluent;
- ee) Development is established and integrated with the low dunes and vegetation;
- ff) For **Sunshine Beach**—
 - i. Sunshine Beach provides the highest proportion of Multiple housing for visitors and residents in the locality, though the scale of such developments is less than other accommodation complexes found in Noosa Heads and Noosaville localities;
 - ii. an extensive mix of housing and unit accommodation for both permanent residents and visitors is provided in a vegetated setting, amongst undulating to steep landforms;
 - iii. development maintains the casual lifestyle of Sunshine Beach and access to the beach, local shops, restaurants and urban services of Noosa Heads;
 - iv. development along the beach areas of Sunshine Beach, particularly larger buildings, does not visually intrude on the public beach;
 - v. development is predominantly of domestic scale and is well integrated with the natural landform and landscape of the surrounding area;
 - vi. views of buildings and structures from the beach are framed or filtered through vegetation;
 - vii. development makes a positive contribution to the amenity of the streetscape and the natural environment;
 - viii. the Sunshine Beach neighbourhood centre, zoned Visitor Mixed Use on Map ZM4, is characterised by mixed-use development that encourages an active street front; and
 - ix. the high quality building design within the Sunshine Beach neighbourhood centre, with its variation and separation of building forms, contributes to the casual beachside character and provides a popular meeting place for residents and visitors;
- gg) For **Sunrise Beach**—
 - i. Sunrise Beach provides a high proportion of **detached houses** and some **Multiple housing** and is attractive to families and permanent residents for its relatively easy access to the beach and local services and facilities;
 - ii. local shopping services, schools and other community facilities are located in Ben Lexcen Drive serving local residents both within and outside the locality, whilst higher order services are available in Noosa Junction and Noosaville; and
 - iii. development in the Sunrise Beach neighbourhood centre (on land zoned Neighbourhood Centre on Map ZM4, expresses a pedestrian scale, and provides integrated landscaping and car parking areas and allows opportunities for outdoor dining and meeting, which contributes to the character and vitality of the centre;
- hh) For **Castaways Beach**—
 - i. Castaways Beach provides detached housing for permanent residents in a secluded vegetated setting, with one area of **Multiple housing** to the east of David Low Way;

- ii. residential building forms include lightweight timber or cladding constructions and well articulated masonry styles;
 - iii. an integrated open space system provides safe links to the beach and other open space areas; and
 - iv. local shopping functions are accessed outside of Castaways Beach either at Sunrise Beach or Peregian Beach, or for higher order services, outside the locality;
- ii) For **Marcus Beach**—
- i. Marcus Beach provides predominantly detached housing for permanent residents within a secluded vegetated setting;
 - ii. local retail business functions are accessed outside of Marcus Beach either at Peregian Beach, or for higher order services, outside the locality;
 - iii. development maintains the Marcus high dune system as a key feature forming the only substantial break in the linear pattern of development between Sunshine Beach to the north and Peregian Beach to the south; and
 - iv. the low density coastal character of Marcus Beach is maintained and accentuated by mature vegetation, curving streets and undulating topography;
- jj) For **Peregian Beach**—
- i. Peregian Beach provides a mix of **detached houses, Multiple housing and Visitor Accommodation** for residents and visitors;
 - ii. **Multiple housing Type 2 Duplex** and **Visitor Accommodation Type 4 Conventional** are located in close proximity to the Peregian Beach neighbourhood centre shown in the Neighbourhood Centre Zone;
 - iii. a wide range of local **Retail, Commercial and Entertainment and Dining Uses** within the neighbourhood centre serve the immediate needs of residents and visitors of the locality;
 - iv. the neighbourhood centre provides an informal village-like atmosphere, with a low key, attractive and safe village square that engenders a ‘sense of place’ and a public focus for local community interaction and activity; and
 - v. the sense of arrival to the coastal communities of Noosa from the south is emphasised and enhanced;
- kk) For the **Detached Housing Zone**—single detached housing prevails that maintains—
- i. a low impact, low density development form of domestic scale;
 - ii. a high level of residential amenity and design quality;
 - iii. a coastal building style that integrates with the landscape and topography and respects the local climatic conditions; and
 - iv. landscaping amongst buildings, retaining trees and vegetation wherever practical;
- ll) For the **Semi-Attached Housing Zone**—residents are accommodated in **Detached housing** forms or **Duplexes** that—

- i. provide a low impact, low density development which respects the domestic scale of surrounding detached housing;
 - ii. offer a high level of residential amenity, design quality and safety; and
 - iii. express a coastal building style that integrates with the landscape and topography;
- mm) For the **Attached Housing Zone**—residents and visitors are accommodated in predominantly **Multiple 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. express a coastal building style that integrates with the landscape and topography;
- nn) For the **Visitor Mixed Use Zone**— **Business Uses** are integrated with **Multiple housing**, where development—
 - i. typically provides for local **Business Uses** on the ground floor that promote an active street front;
 - ii. provides **Business Uses** that directly service visitors and residents in the local area;
 - iii. contributes to the economy of Noosa through tourism and hospitality; and
 - iv. include entertainment and dining activities which may operate into the evenings and include live music which creates a vibrant atmosphere;
 - v. provides for strong pedestrian and visual connections between private development and adjacent public spaces;
 - vi. has a scale and bulk consistent with surrounding residential development;
- oo) For the **Neighbourhood Centre Zone**—
 - i. the Peregrin Beach and Sunrise Beach neighbourhood centres form focal points for the communities providing local shops, offices, restaurants and limited higher order functions to support the day to day needs of residents and visitors;
 - ii. retail, commercial and medical functions are of a convenience nature and residents will access higher order goods and services at Noosa Heads, Noosaville or outside of Noosa Shire;
 - iii. **Business Uses** are of a scale and character consistent with the locality and the commercial and retail hierarchy of Noosa; and
 - iv. development provides for strong pedestrian and visual connections between private development and adjacent public spaces;
- pp) For the **Community Services Zone**—
 - i. is protected and managed to enable the efficient and timely delivery of community and infrastructure uses; and
 - ii. provides for the infrastructure, 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;

- qq) 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, the landscape and topography;
 - iii. contributes to the semi-rural or open space character and amenity of the area; and
 - iv. offers a relaxed rural lifestyle for residents;
- rr) 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
- ss) 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 15—Specific Outcomes and Probable Solutions for the Eastern Beaches Locality

Table 7.11

column 1 Specific Outcomes	column 2 Probable solutions
7.8 Effects of use	
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.	No solution provided.
Character and function of the David Low Way O2 The vegetated character of the David Low Way is protected and new development recognises and protects the function, capacity and efficiency of the David Low Way as the major north-south link throughout the coastal part of Noosa.	No solution provided
7.9 Built form	
Density O3 The density of development within the site area— <ul style="list-style-type: none"> a) is compatible with surrounding <i>development</i>; and b) does not exceed— <ul style="list-style-type: none"> i. for the Detached Housing Zone and the Rural Settlement Zone — 1 Detached house per lot with the exception of Lot 163 on RP897370, Pacific Avenue, Sunshine Beach which has an allowable <i>population density</i> of 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>320 persons per hectare exclusively for the purpose of a <i>visitor hostel</i>;</p> <p>ii. for the Semi-Attached Housing Zone:</p> <p>A. for sites between 500m² and 599m² inclusive - 4.8 persons; or</p> <p>B. for sites 600m² or more - 6.6 persons or 100 persons per hectare whichever is the higher, with the exception of the following <i>sites</i> which have an allowable <i>population density</i> of 320 persons per hectare exclusively for the purpose of a <i>visitor hostel</i>—</p> <ul style="list-style-type: none"> • Lot 295 on RP883860 at 14 Duke Street, Sunshine Beach; • Lots 339-341 on RP48111 at 1-3 Douglas Street, Sunshine Beach; • Lots 92-94 on RP94566, at the corner of Wildflower and Hill Streets, Sunshine Beach; and • Lots 8, 9 & 10 on P9315 and Lot 76 on MCH2969 at 215-219 David Low Way, Peregian Beach; <p>iii. for the Attached Housing Zone—</p> <p>A. if in Sunshine Beach— 160 persons per hectare; or</p> <p>B. if not in Sunshine Beach 100 persons per hectare with the exception of Lot 65 on RP130983 at 7 Selene Street, Sunrise Beach which has an allowable <i>population density</i> of 320 persons per hectare exclusively for the purpose of a <i>visitor hostel</i>; or</p> <p>iv. for the Visitor Mixed Use Zone—160 persons per hectare; and</p> <p>v. for the Community Services 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</p> <p>c) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native vegetation and natural landforms.</p>	
<p>Height</p> <p>O4 <i>Buildings</i> and other <i>structures</i>—</p> <p>a) are low rise and present a building height consistent with <i>structures</i> on adjoining and surrounding land;</p>	<p>S4.1 Buildings and other structures have a maximum height of —</p> <p>a) if in the Attached Housing Zone and located in Sunshine Beach—12m;</p>

column 1 Specific Outcomes	column 2 Probable solutions
b) do not exceed a maximum height of— <ul style="list-style-type: none"> i. For the Attached Housing Zone within Sunshine Beach—3 storeys; ii. For the Visitor Mixed Use Zone—3 storeys, except for Lots 75-77 P9311 Heron Street, Peregrin Beach—2 storeys; or iii. For any other zone— 2 storeys; c) do not visually dominate the street, adjacent properties, surrounding spaces or the existing skyline;	b) if in the Visitor Mixed Use Zone—12m, except for Lots 75-77 Heron Street, Peregrin Beach—8m;
d) preserve the amenity of surrounding land, including existing sunlight to neighbouring properties; and	c) if in the Open Space Recreation Zone or the Community Services Zone and used for an indoor sporting complex—11m;
e) respect the scale of the dune and coastal vegetation.	d) if in the 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
e) in all other zones— 8m.	
Setbacks O5 Buildings and other structures are appropriately designed and sited to— <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) provide adequate distance from adjoining uses; c) preserve any existing <i>vegetation</i> that will buffer the proposed building; d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and f) protect the natural character and visual amenity of the beachfront. 	S5.1 <i>Buildings</i> and <i>structures</i> comply with the minimum building setbacks identified in Schedule 1 - Minimum Boundary Setbacks.
Site cover, gross floor area and plot ratio O6 The <i>site cover</i> , <i>gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures— <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 excessive 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 <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. 	No solution provided
Site cover — O7 <ul style="list-style-type: none"> a) for a class 1 or class 10a building within the Detached Housing Zone, does not exceed— 	

column 1 Specific Outcomes	column 2 Probable solutions
<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 does not exceed 40%; c) for the Semi-Attached Housing Zone does not exceed 40%; d) for the Attached Housing Zone does not exceed— in Sunshine Beach—35%; or otherwise—40%; or e) for the Visitor Mixed Use Zone does not exceed 35% f) for the Community Services Zone does not exceed 50% <p>O8 For Multiple Housing Type 2 buildings have a maximum plot ratio of—</p> <ul style="list-style-type: none"> a) 0.6:1 if in the Attached Housing Zone located in Sunshine Beach or b) 0.45:1 otherwise. <p>O9 For Multiple housing Type 3 or 4, Visitor accommodation Type 4 or the <i>accommodation unit</i> component of an Entertainment and dining business Type 3 (hotel)—the maximum <i>gross floor area</i> is equivalent to the maximum allowable population density in persons multiplied by 40m², provided that Lots 75-77 on P9311 Heron Street, Peregian Beach, have a maximum <i>gross floor area</i> of 1,200m².</p> <p>O10 For the Neighbourhood Centre Zone the maximum plot ratio is as follows—</p> <ul style="list-style-type: none"> a) 0.8:1 for site areas up to and including 2000m²; and b) 0.3:1 for that area of a site in excess of 2,000m². 	
<p>Flooding and drainage⁶²</p> <p>O11 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 	<p>S11.1 For new <i>buildings</i> or <i>structures</i> or additions of more than 50m² <i>gross floor area</i> 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

⁶² 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
adversely impact upon other premises by— <ol 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; iii. adversely affecting the flow of water in any overland flow path; and iv. falling towards the frontage or other boundaries without sufficient retention 	available, a minimum of 300mm above the highest known flood level; AND S11.2 Where Council infrastructure is available— <ol style="list-style-type: none"> a) any drainage (for <i>buildings</i> and land) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading. AND S11.3 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 S11.4 <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 S11.5 <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>define 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.
Roof form O12 Roof forms— <ol style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the beachside character of the locality; c) use soft and articulated pitched or curved roof forms; d) avoid low pitched (eg. less than 5 degrees) or box profiles/parapets; and e) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties. 	S12.1 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> ; AND S12.2 Buildings and structures do not include roof top terraces.
Sloping sites O13 Development on <i>sloping sites</i> — <ol style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill; b) does not visually dominate the hill slope or interrupt the skyline; c) is integrated with the natural site characteristics including <i>vegetation</i>; and d) for Multiple housing, takes the form of small separate buildings. 	S13.1 <i>Buildings</i> and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S13.2 <i>Buildings</i> are of split level design that step down the slope or have suspended floor construction; AND S13.3 Cut or fill is less than 2m in depth; AND S13.4 The distance between the ground and the lowest part of the floor of the building does not exceed 3m to avoid large under-building areas; AND S13.5 Buildings present no more than—

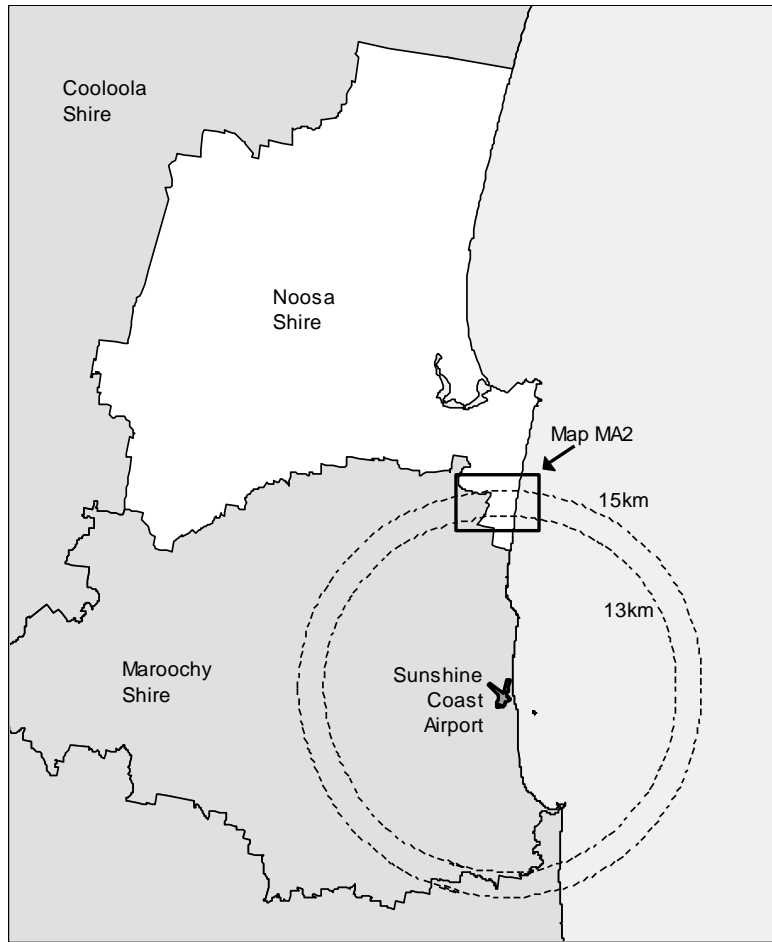
column 1 Specific Outcomes	column 2 Probable solutions
	<p>a) if in the Visitor Mixed Use Zone – 3 storeys at any one point when viewed from the street; or</p> <p>b) if in any other Zone - 2 storeys at any one point when viewed from the street.</p>
7.10 Environment, Conservation and Recreation	
<p>Environment and cultural heritage values O14 There are no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <p>a) changes to natural drainage; b) changes to natural coastal processes; c) disturbance of the dune system and wetland system; d) management of landslide and fire risk; e) erosion and the transport of sediments off site; f) unmanaged public access; g) effluent disposal⁶³; h) changes to fauna habitat and behaviour; and i) disturbance of <i>buildings</i> and features, including natural features of cultural heritage significance.</p>	<p>No solution provided</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Editors 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 O15 An integrated <i>open space network</i> is established, enhanced and protected throughout the locality to—</p> <p>a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians and cyclists, 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 a) form a scenic backdrop for residential development.</p>	<p>S15.1 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>Pedestrian and bicycle pathways O16 Safe and convenient pedestrian and bicycle pathways are provided and retained between and throughout key destinations including—</p> <p>a) an east-west link between the beach and the northern end of Lake Weyba via Burgess Creek; b) a north-south link between the Noosa National Park to the north of the locality and the former Shire boundary near Peregrin Beach; and c) links within and around Sunrise and Sunshine Beach linking business and community uses with residential development.</p>	<p>S16.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15; AND S16.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p>
<p>Beach access points O17 Access points to the sensitive foredune</p>	<p>No solution provided</p>

⁶³ 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>systems are defined and controlled by the establishment of key access nodes which are designed and sited having regard to the potential adverse impacts on—</p> <ul style="list-style-type: none"> a) visual amenity; b) dune stability; c) natural habitat; and d) water quality; <p>AND</p> <p>O18 Access to the foredune system and beachfront is via formalised communal beach accesses, rather than individual informal tracks.</p>	
<p>Aircraft safety⁶⁴</p> <p>O19 Wildlife, including birds and bats, are not attracted into the operational airspace of the Sunshine Coast Airport in significant numbers;</p> <p>AND</p> <p>O20 Physical obstructions do not adversely affect the operational airspace of the Sunshine Coast Airport;</p> <p>AND</p> <p>O21 Emissions do not significantly affect air turbulence, visibility or engine operation in the operational airspace of the Sunshine Coast Airport.</p>	<p>S19.1 Uses involving disposal of putrescible waste are not located within 13km of the Sunshine Coast Airport; (See Map M7-1 below)</p> <p>AND</p> <p>S20.1 Uses involving aviation activities, including parachuting and hot air ballooning, are not located within 15km of the Sunshine Coast Airport; (See Map MA2 below)</p> <p>AND</p> <p>S21.1 None of the following is permitted within 15km of the Sunshine Coast Airport—smoke, ash, steam, dust or gaseous plumes exceeding 4.3m per second. (See Map 7-2 below)</p>

⁶⁴ Maps MA 1 and MA 2 identify land within 13 and 15 kilometres of the Sunshine Coast Airport

Map M7-1 – 13 & 15 kilometre radii of Sunshine Coast Airport



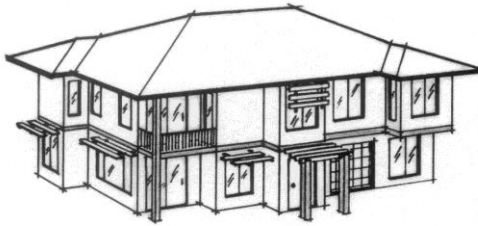
Map 7-2 – 13 & 15 kilometre radii of Sunshine Coast Airport



Division 16—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 7.12

column 1 Specific Outcomes	column 2 Probable solutions
7.11 Consistent Uses	
<p>O22 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; e) Visitor accommodation Type 1; and f) Visitor Accommodation Type 4 if a <i>visitor hostel</i> on Lot 163 on RP897370, Pacific Avenue, Sunshine Beach 	No solution provided
7.12 Inconsistent Uses	
<p>O23 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; k) Visitor accommodation Types 2 or 3; and l) Visitor Accommodation Type 4 if not a <i>visitor hostel</i> on Lot 163 on RP897370, Pacific Avenue, Sunshine Beach. 	No solution provided
7.13 Effects of Use	
<p>Visitor Hostel O24 Lot 163 on RP897370, Pacific Avenue, Sunshine Beach is used as Visitor accommodation Type 4 exclusively for a <i>visitor hostel</i>.</p>	No solution provided.
7.14 Built form	
<p>Streetscape character and visual amenity O25 Buildings and other structures provide for visual interest and amenity by—</p> <ul style="list-style-type: none"> a) staggering or separating continuous walls 	<p>S25.1 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


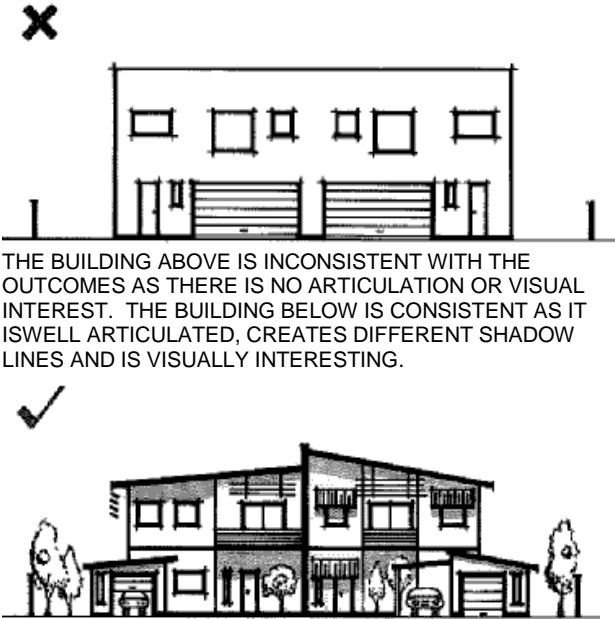
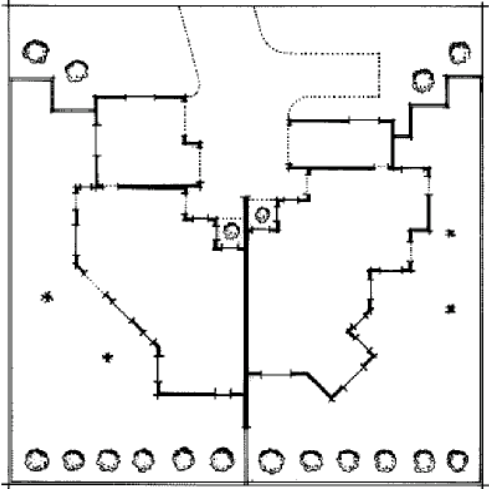
column 1 Specific Outcomes	column 2 Probable solutions
<p>into smaller sections to vary the elevation; and</p> <p>b) providing well articulated building forms with strong vertical design features;</p> <p>AND</p> <p>O26 Buildings and structures—</p> <p>a) are at a scale and nature complementary and respectful to the surroundings;</p> <p>b) maintain the visual amenity of adjoining and surrounding development;</p> <p>c) are designed to address the street and contribute positively to the streetscape character; and</p> <p>d) are not visually dominated by garages or carports.</p> <p>AND</p> <p>O27 Buildings give the physical appearance of being one detached house.</p>	<p>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 7.1 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> <p>S26.1 The main entrance of the building faces and is recognisable from the street;</p> <p>AND</p> <p>Figure 7.1—Use of design features to break up building bulk</p>  <p>S27.1 No solution provided</p>
<p>Garages and carports</p> <p>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> <p>a) have a front boundary setback of at least 6m; and</p> <p>b) adopt a roof form and building style similar to that of the building; and</p> <p>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</p> <p>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.</p>

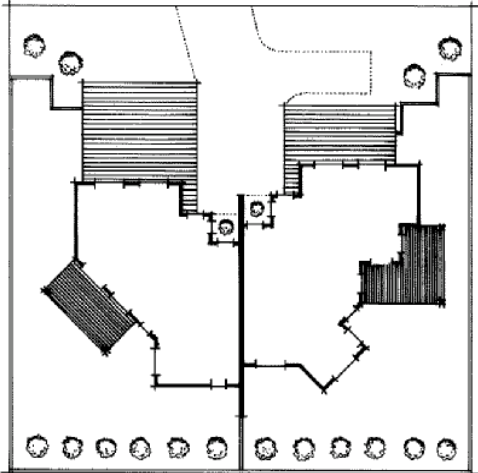
Division 17—Specific Outcomes and Probable Solutions for the Semi-Attached Housing Zone

Table 7.13

column 1 Specific Outcomes	column 2 Probable solutions
7.15 Consistent Uses	
<p>O29 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) Commercial business Type 1 if an <i>estate sales office</i>; b) Commercial business Types 1 or 2, where located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive; c) Home-based business Type 1; d) Home-based business Type 2 where operated from a Detached House; e) Home-based business Type 3 where located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive; f) Detached house; g) Community residence; h) Multiple housing Type 2; i) Multiple Housing Type 4 where the site area is not less than 800m²; j) Visitor accommodation Type 1; and k) Visitor accommodation Type 4 for a <i>Visitor hostel</i> on— <ul style="list-style-type: none"> • Lot 295 on RP883860 at 14 Duke Street, Sunshine Beach; • Lots 339-341 on RP48111 at 1-3 Douglas Street, Sunshine Beach; • Lots 92-94 on RP94566 at the corner of Wildflower and Hill Streets, Sunshine Beach; and • Lots 8, 9 & 10 on P9315 at 215-219 David Low Way, Peregian Beach. 	No solution provided
7.16 Inconsistent Uses	
<p>O30 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 unless Type 1 and an <i>estate sales office</i> or where not located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive; c) Commercial business Type 2 where not 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive;</p> <p>d) Commercial business Type 3;</p> <p>e) Entertainment and dining business;</p> <p>f) Home-based business Type 2 other than where operated from a Detached house;</p> <p>g) Home-based business Type 3 where not located on the western side of David Low Way between 215 and 253 David Low Way, Peregian Beach, inclusive;</p> <p>h) Industrial business;</p> <p>i) Retail business;</p> <p>j) All Community uses;</p> <p>k) All Infrastructure Uses;</p> <p>l) Ancillary dwelling unit;</p> <p>m) Multiple housing Types 3, or 5; and</p> <p>n) Multiple Housing Type 4 on sites less than 800m²</p> <p>o) Visitor accommodation Type 2 or 3;</p> <p>p) Visitor Accommodation Type 4 where not a <i>Visitor hostel</i> on—</p> <ul style="list-style-type: none"> • Lot 295 on RP883860 at 14 Duke Street, Sunshine Beach; • Lots 339-341 on RP48111 at 1-3 Douglas Street, Sunshine Beach; • Lots 92-94 on RP94566 at the corner of Wildflower and Hill Streets, Sunshine Beach; • Lots 8, 9 & 10 on P9315 at 215-219 David Low Way, Peregian Beach. 	
7.17 Effects of use	
<p>Visitor Hostels</p> <p>O31 The following properties are developed for Visitor accommodation Type 4 exclusively for <i>visitor hostels</i>—</p> <p>a) Lot 295 on RP883860 situated at 14 Duke Street, Sunshine Beach;</p> <p>b) Lots 339-341 on RP48111 situated at 1-3 Douglas Street, Sunshine Beach;</p> <p>c) Lot 92-94 on RP94566 situated at the corner of Wildflower and Hill Street, Sunshine Beach; and</p> <p>d) Lots 8, 9 & 10 on P9315 at 215-219 David Low Way, Peregian Beach.</p>	No solution provided
7.18 Built form	
<p>Streetscape & character</p> <p>O32 Buildings and other structures—</p> <p>a) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front</p>	<p>S32.1 The main entrance of the building faces and is recognisable from the street; AND</p> <p>S32.2 <i>Buildings and other structures are</i></p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>façades;</p> <p>b) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties;</p> <p>c) present as a small building of a domestic scale within a landscaped setting; and</p> <p>d) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street;</p> <p>Figure 7.2—Use of design features to reduce building bulk</p> 	<p><i>designed to—</i></p> <p>a) have 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 Figures 7.2, 7.3 and 7.4);</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 Figures 7.2, 7.3 and 7.4);</p> <p>c) provide individual segmented <i>balconies</i> for each <i>dwelling unit</i> to reduce dominant horizontal banding and to provide <i>private open space</i> for each tenancy (see Figures 7.2, 7.3 and 7.4);</p> <p>d) break up building facades by incorporating different but complimentary 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>
<p>Figure 7.3—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>Figure 7.4—Articulation and orientation for privacy</p>  <p>PLAN – LOWER STOREY</p>


column 1 Specific Outcomes	column 2 Probable solutions
	 <p style="text-align: center;">PLAN UPPER STOREY</p> <p>AND</p> <p>S32.3 For corner sites the building design addresses both street frontages by—</p> <ol style="list-style-type: none"> a) including doors and windows on each face of the building that fronts a road; and b) incorporating an access point from each street, one for each of the <i>dwelling units</i>.
<p>Garages and carports</p> <p>O33 Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ol 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>S33.1 Garages and carports have a front boundary setback of at least 6m provided that garages may be setback 5.5m from the front boundary where garage doors are staggered 1m from each other in relation to the <i>frontage</i></p> <p>AND</p> <p>S33.2 Garages 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)</p> <p>AND</p> <p>S33.3 Where multiple double garages are included garages are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 2m; or</p> <p>S33.4 Garages 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> <p>AND</p> <p>S33.5 Where located on the <i>major road network</i> or a collector street, vehicles are able to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum;</p> <p>AND</p> <p>S33.6 The development provides for shared driveways to minimise the number of access</p>

column 1 Specific Outcomes	column 2 Probable solutions
	points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.
<p>Professional offices</p> <p>O34 Professional offices along the western side of David Low Way between Woodland Drive and the Peregrin Beach Caravan Park are designed and located to—</p> <ul style="list-style-type: none"> a) present a domestic scale and form of architecture, rather than commercial, when viewed from the street and surrounding properties; b) accommodate small-scale businesses that conform with the amenity of surrounding residential properties; c) protect the visual and acoustic privacy of adjoining and nearby residential properties; d) provide for car parking at the rear of the <i>site</i>; and e) avoid the generation of high volumes of traffic and customer car parking. 	No solution provided
<p>Front fences and walls</p> <p>O35 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>S35.1 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>S35.2 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>S35.3 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 18—Specific Outcomes and Probable Solutions for the Attached Housing Zone

Table 7.14

column 1 Specific Outcomes	column 2 Probable solutions
7.19 Consistent Uses	
<p>O36 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 if an <i>estate sales office</i>; b) Home-based business Type 1; c) Home-based business Type 2 where operated from a detached house; d) Detached house; e) Community residence; f) Multiple housing Types 2, 3 or 4; and g) Visitor accommodation Types 1, 2 or 4 	No solution provided
7.20 Inconsistent Uses	
<p>O37 The following defined uses and use classes are inconsistent uses and are not located in the Attached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business if not Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 2 or 3; e) Industrial business; f) Retail business; g) All Community uses; h) All Infrastructure Uses; i) Ancillary dwelling unit; j) Multiple housing Type 5; and k) Visitor accommodation Type 3 	No solution provided
7.21 Effects of use	
<p>Visitor hostel O38 Lot 65 on RP130983 at 7 Selene Street, Sunrise Beach is developed for Visitor accommodation Type 4 for <i>visitor hostel</i>.</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
7.22 Built form	
<p>Streetscape & character O39 Buildings and other structures—</p> <ul style="list-style-type: none"> a) present a visual bulk and architectural scale that is consistent with <i>structures</i> on adjoining and nearby land; b) do not dominate the streetscape or surrounding spaces; c) address the streetscape; d) vary in line and plane, complementing the landscapes which are characteristic of the area; e) make use of <i>balconies</i>, eaves, and roof overhangs for aesthetic and lifestyle reasons; f) integrate landscaping into the building design to provide visual relief and screening; and g) present well articulated facades where garages or carports are not the dominant visual element when viewed from the street. <p>O40 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>O41 The undergrounding of electricity lines and retention of canopy trees within the road reserve contributes positively to the amenity of the streetscape and the natural environment.</p>	<p>S39.1 Buildings and other <i>structures</i> 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, <i>balconies</i> 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 <i>balconies</i> for each dwelling unit to reduce dominant horizontal banding; d) visually break up building facades 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 7.5—Use of design features to reduce building bulk</p>  <p>S40.1 No solution provided</p> <p>S41.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Garages and carports</p> <p>O42 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>S42.1 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>S42.2 Where multiple lock up garages are included garages are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 1.5m;</p> <p>AND</p> <p>S42.3 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;</p> <p>AND</p> <p>S42.4 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.</p>
<p>Front fences & walls</p> <p>O43 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 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. 	<p>S43.1 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>S43.2 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>S43.3 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 Visitor Mixed Use Zone

Table 7.15

column 1 Specific Outcomes	column 2 Probable solutions
7.23 Consistent Uses	
<p>O44 The following defined uses and use classes are consistent uses and are located in the Visitor Mixed Use Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining business Types 1 or 2; c) Home-based business Type 1; d) Retail business Types 1 or 2; e) Education Type 4; f) Wellbeing Type 2; and g) Visitor accommodation Type 4, where in conjunction with Business Uses on the ground floor. 	<p>No solution provided</p>
7.24 Inconsistent Uses	
<p>O45 The following defined uses and use classes are inconsistent uses and are not located in the Visitor Mixed Use Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Entertainment and dining business Type 3; c) Home-based business Types 2 or 3; d) Industrial business; e) Retail business Types 3, 4, 5, 6 or 7; f) Education Types 1, 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) Ancillary dwelling unit; n) Multiple housing; and o) Visitor accommodation Types 1, 2, 3 or 4 where Business Uses not included on the ground floor. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
7.25 Effects of use	
<p>Amenity O46 Mixed-use development, incorporating <i>accommodation units</i>, is designed and operated to ensure Business Uses do not have any adverse impact on the amenity enjoyed by residents, including impacts associated with—</p> <ul style="list-style-type: none"> a) visual and acoustic privacy; b) safety and security; and c) lighting. 	<p>S46.1 Business deliveries are undertaken only between the hours of 7am to 7pm; AND S46.2 Business uses operate only between the hours of 7am to 10pm, 7 days a week, except Friday and Saturday where Entertainment and dining business uses may operate until 12:00 midnight</p>
<p>Active building fronts O47 Uses on the ground floor are predominantly shops, restaurants, cafes and business premises that create active building fronts, with other Business Uses and/or Residential Uses above.</p>	<p>S47.1 Ground floor premises provide a minimum 50% glazing to shop fronts to create active building fronts; AND S47.2 Development incorporates outdoor dining or seating areas</p>
<p>Pedestrian links O48 Pedestrian connectivity between buildings, recreation areas, the beach and other public spaces are retained and enhanced.</p>	<p>No solution provided</p>
7.26 Built form	
<p>Streetscape & character O49 Buildings and other structures present a high quality streetscape with design elements and building forms that—</p> <ul style="list-style-type: none"> a) are consistent with the bulk and scale of buildings on adjoining and nearby land; b) define, rather than dominate, the street and public spaces; c) create pedestrian scale and visual interest; d) provide variation in the front building alignment (ie. staggering shop units); e) emphasise the corners (ie. through increased wall or window detailing or variation); f) present subtle changes in colours, textures and materials to break up the building facades; g) vary and break up the roof form; h) integrate signage into the building design; i) integrate landscaping into the building design and carparking areas; and j) provide areas for outdoor dining and meeting opportunities at ground level. 	<p>No solution provided</p>
<p>Residential entry and pedestrian access O50 The residential component of the development provides for—</p> <ul style="list-style-type: none"> a) separate identifiable residential entries; b) clearly defined and safe pedestrian access to <i>dwelling units</i> and <i>accommodation units</i> that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night; and c) clear identification of what is private versus public space by using features such as low walls, changes in surface texture or other 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
landscape treatment.	
<p>Street awnings</p> <p>O51 Street awnings are designed and located to—</p> <ul style="list-style-type: none"> a) provide continuous weather protection for pedestrians; b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials; c) contribute to an attractive streetscape environment; d) promote an active building front by encouraging pedestrian use of the street; e) provide a feeling of enclosure and human scale for pedestrians so as to contribute to the sense of place; and f) have an adequate clearance distance from the kerb to prevent obstruction. 	<p>S51.1 Awnings over footpaths—</p> <ul style="list-style-type: none"> a) are provided along the full frontage of the premises, where no other weather protection is provided for pedestrians as part of the building design, b) conform with the height, form and materials of awnings on adjoining properties which share the same frontage; c) are no more than 3m in height; d) where the awnings fall towards the street, are no less than 2.4m at their lowest point; and e) are set back a minimum of 0.5m from the kerb.
<p>Street paving</p> <p>O52 A consistent paving pattern, material and design is to be adopted for outdoor public areas.</p>	No solution provided
<p>Access and parking</p> <p>O53 Within Sunshine Beach, vehicular access is provided from the rear of the premises to minimise conflict with pedestrian traffic associated with ground level Business Uses.</p> <p>O54 For Lots 75-77 on P9311 Heron Street, Peregian Beach, car parking is at basement level.</p>	<p>S53.1 No additional vehicle access ways are created on the north-western side of Duke Street, between Douglas Street and Bryant Street, Sunshine Beach.</p> <p>S54.1 No solution provided</p>
<p>Garages and carports</p> <p>O55 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>S55.1 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>S55.2 Where multiple lock up garages are included garages are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by 1.5m;</p> <p>AND</p> <p>S55.3 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;</p> <p>AND</p> <p>S55.4 The development provides for shared driveways to minimise the number of access</p>

column 1 Specific Outcomes	column 2 Probable solutions
	points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.

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

Table 7.16

column 1 Specific Outcomes	column 2 Probable solutions
7.27 Consistent Uses	
<p>O56 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 and dining business; c) Retail business Types 1, 2 or 7; d) Education Type 3 or 4; e) Wellbeing Type 2; f) Transport Type 2; and g) Ancillary dwelling unit 	No solution provided
7.28 Inconsistent Uses	
<p>O57 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) Home-based business; c) Industrial business; d) Retail business Types 3, 4, 5 or 6; e) Education Type 1 or 2; f) Emergency service; g) Open space; h) Wellbeing Types 1, 3 or 4; i) Service and utility; j) Transport Types 1, 3 or 4; k) Detached house; l) Community residence; m) Multiple housing; and n) Visitor accommodation. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
7.29 Effects of use	
<p>Amenity O58 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.</p>	No solution provided
<p>Active building fronts O59 Uses on the ground floor are predominantly shops, restaurants, cafes and business premises that create active building fronts, with other Business Uses above; AND O60 Paved outdoor areas form social gathering and dining space.</p>	<p>S59.1 Ground floor premises provide a minimum 50% glazing to shop fronts to create active building fronts.</p> <p>S60.1 No solution provided</p>
7.30 Built form	
<p>Streetscape & character O61 Buildings and other structures present a high quality streetscape with design elements and building forms that—</p> <ul style="list-style-type: none"> a) define the street and public spaces; b) provide a consistent <i>building</i> alignment fronting the street and public spaces; c) create pedestrian scale and visual interest; d) are consistent with the bulk and scale of <i>buildings</i> on adjoining and nearby land; e) contribute to their setting, including the skyline; f) provide strong visual relationships to the beach, native <i>vegetation</i> and recreation areas in the vicinity; g) for corner sites, are street focal points that contribute positively to defining the street; a) present subtle changes in colours, textures and materials to break up the <i>building</i> facades; b) integrate signage with the <i>building</i> design; c) integrate landscaping into the <i>building</i> design and car parking areas; and h) retain and provide areas for outdoor dining and meeting opportunities on the ground level. 	No solution provided
<p>Pedestrian links O62 Pedestrian connectivity between buildings, recreation areas, the beach and other public spaces are retained and enhanced.</p>	No solution provided
<p>Street awnings O63 Street awnings are designed and located to—</p> <ul style="list-style-type: none"> a) provide continuous weather protection to pedestrians; b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials; c) contribute to an attractive streetscape environment; d) promote an active front by encouraging 	<p>S63.1 Awnings over footpath areas—</p> <ul style="list-style-type: none"> a) are provided along the full frontage of the <i>site</i>, where no other weather protection is provided for pedestrians as part of the building design; b) are set back a minimum of 1m from the kerb; c) conform with the height, form and materials of awnings on adjoining

column 1 Specific Outcomes	column 2 Probable solutions
<p>e) pedestrian use of the street; provide a feeling of enclosure and human scale for pedestrians so as to contribute to the “sense of place”; and</p> <p>f) have an adequate clearance distance from the kerb to prevent obstruction.</p>	<p>d) properties which share the same frontage; or are no more than 3m in height.</p>

Division 21—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 7.17

column 1 Specific Outcomes	column 2 Probable solutions
7.31 Consistent Uses	
<p>O64 The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <p>a) Entertainment and dining business Types 1 or 2 where in conjunction with a Community Use;</p> <p>b) All Community Uses;</p> <p>c) Service and utility Types 1 or 2;</p> <p>d) Transport Types 1, 2 or 3;</p> <p>e) Ancillary dwelling unit; and</p> <p>f) Multiple housing Type 3, where located in Sunrise Beach.</p>	<p>No solution provided</p>
7.32 Inconsistent Uses	
<p>O65 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;</p> <p>c) Entertainment and dining Type 3;</p> <p>d) Entertainment and dining business Types 1 or 2 where not in conjunction with a Community use;</p> <p>e) Home-based business;</p> <p>f) Industrial business;</p> <p>g) Retail business;</p> <p>h) Service and utility Types 3 or 4;</p> <p>i) Transport Type 4;</p> <p>j) Detached house;</p> <p>k) Community residence;</p> <p>l) Multiple housing Types 1, 2, 4 or 5;</p> <p>m) Multiple housing Type 3 if not located in Sunrise Beach; and</p> <p>n) Visitor accommodation.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
7.33 Effects of use	
Multi-purpose community centre - Peregrin Beach O66 Council owned land located on the corner of David Low Way and Woodland Drive in Peregrin Beach is developed for a multi-purpose community centre providing for a range of sporting, recreation and social uses to serve the needs of the local area.	No solution provided
Residential Uses O67 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
7.34 Built form	
Streetscape & character O68 Buildings and other structures are designed and located to— <ul style="list-style-type: none"> a) present a high quality streetscape in keeping with the character of the adjoining zone and the surrounding beachside setting; b) create pedestrian scale and visual interest; c) provide vertical and horizontal articulation in the front building façade; d) present subtle changes in colours, textures materials to break up the building façades; and e) allow retention of the native wallum and eucalyptus canopy trees between uses and carparking areas, without compromising personal safety. 	No solution provided
Co-location of Community Uses O69 Buildings are designed and sited to encourage co-location of a range of Community Uses.	No solution provided

Division 22—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 7.18

column 1 Specific Outcomes	column 2 Probable solutions
7.35 Consistent Uses	
O70 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; 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
f) Home-based business Types 1 or 2; g) Emergency services Type 2; h) Detached house; i) Community residence; and j) Visitor accommodation Type 1.	
7.36 Inconsistent Uses	
O71 The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone— a) b) Cultivation Type 2; c) Animal husbandry Type 2; d) Commercial business unless Type 1 and an <i>estate sales office</i> ; e) Commercial business Type 2; f) Entertainment and dining business; g) Home-based business Type 3; h) Industrial business; i) Retail business; j) All Community Uses; k) All Infrastructure Uses; l) Ancillary dwelling unit; m) Multiple housing; and n) Visitor accommodation Types 2, 3 or 4.	No solution provided
7.37 Effects of Use	
O72 House site area are free of biophysical constraints and removed from mosquito and biting midge breeding areas and other areas in which insect levels would have a potentially significant impact on health or lifestyle.	No solution provided

Division 23—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 7.19

Column 1 Specific Outcomes	column 2 Probable solutions
7.38 Consistent Uses	
O73 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) Emergency service Type 2;	No solution provided

Column 1 Specific Outcomes	column 2 Probable solutions
d) Open space; e) Wellbeing Type 2; f) Ancillary dwelling unit; g) Visitor accommodation Type 2; and h) Visitor accommodation Type 4 where located in conjunction with Visitor accommodation Type 2 on Lots 8,9 & 10 on P9315 and Lot 76 on MCH2969, 215-219 David Low Way, Peregian Beach.	
7.39 Inconsistent Uses	
O74 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 not in conjunction with an Open space use; d) Entertainment and dining business Type 3; e) Home-based business; f) Industrial business; g) Retail business; h) Education; i) Emergency service Type 1 or 3; j) Wellbeing Types 1,3 or 4; k) All Infrastructure Uses; l) Detached house; m) Multiple housing; n) Community residence; o) Visitor accommodation Types 1 or 3; or p) Visitor accommodation Type 4 where not located in conjunction with Visitor accommodation Type 2 on Lots 8,9 & 10 on P9315 and Lot 76 on MCH2969, 215-219 David Low Way, Peregian Beach.	No solution provided
7.40 Effects of use	
Caravan and camping facilities at Peregian Beach O75 The caravan park at Peregian Beach is protected and retained to provide for low cost Visitor accommodation needs; AND O76 Visitor accommodation Type 4 is provided only where it is integrated as part of the existing caravan park use.	S75.1 Lots 8,9 & 10 on P9315 and Lot 76 on MCH2969, 215-219 David Low Way, Peregian Beach is retained as a caravan park, with 50% of the <i>site</i> used as Visitor accommodation Type 2. S76.1 No solution provided
Amenity O77 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby	No solution provided

Column 1 Specific Outcomes	column 2 Probable solutions
Residential Uses.	
7.41 Built form	
<p>O78 Buildings and structures are designed and sited to—</p> <ul style="list-style-type: none"> a) encourage the co-locating of a range of open space uses; b) be attractive, comfortable and accessible to the public; and c) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and convenience and public safety. 	No solution provided

Division 24—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 7.20

column 1 Specific Outcomes	column 2 Probable solutions
7.42 Consistent Uses	
<p>O79 The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> a) Education Type 4, if an <i>information centre</i>. b) Open Space Type 2 	No solution provided
7.43 Inconsistent Uses	
<p>O80 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> 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. 	No solution provided
7.44 Built form	
<p>O81 Buildings and works are designed and sited to—</p> <ul style="list-style-type: none"> a) be attractive, comfortable and accessible to the public; b) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and convenience and public safety; c) ensure they do not dominate or detract from the scenic and environmental qualities of the <i>site</i> 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
and its setting; and d) incorporate external colour schemes that blend with the natural elements of its surroundings.	