

## PART 9 - NOOSA HEADS LOCALITY PLAN

### ***Division 1—Contents of the Noosa Heads Locality Plan***

#### **9.1 Outline of Noosa Heads Locality Plan**

The following components comprise the Noosa Heads Locality Plan—

- 9.1.1 Locality maps consisting of<sup>1</sup>—
- a) Noosa Heads Zones (Map ZM6);
  - b) Noosa Heads Biodiversity Overlay (Map OM6.1);
  - c) Noosa Heads Heritage Overlay (Map OM6.2);
  - d) Noosa Heads Natural Hazard Overlay Landslide and Flooding (Map OM6.3);
  - e) Noosa Heads Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM6.4); and
  - f) Noosa Heads Natural Resources Overlay - (Map OM6.5);
- 9.1.2 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) Business Centre Zone (Division 8);
  - g) Community Services Zone (Division 9);
  - h) Open Space Recreation Zone (Division 10); and
  - i) Open Space Conservation Zone (Division 11);
- 9.1.3 Assessment table for the locality – Development other than material change of use (Division 12); and
- 9.1.4 The Noosa Heads Locality Code comprising—
- a) General provisions for the Noosa Heads Locality Code (Division 13);
  - b) Overall outcomes for the Noosa Heads Locality (Division 14);
  - c) Specific outcomes for the Noosa Heads Locality (Division 15);
  - d) Specific outcomes for each zone in the locality including—

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<sup>1</sup> The relevant overlay codes relating to the overlay maps are located in Part 13.

- 9.1.5 Detached Housing Zone (Division 16);
- a) Semi-Attached Housing Zone (Division 17);
  - b) Attached Housing Zone (Division 18);
  - c) Visitor Mixed Use Zone (Division 19);
  - d) Neighbourhood Centre Zone (Division 20);
  - e) Business Centre Zone (Division 21);
  - f) Community Services Zone (Division 22);
  - g) Open Space Recreation Zone (Division 23); and
  - h) Open Space Conservation Zone (Division 24).

## ***Division 2—General provisions for assessment tables***

### **9.2 Categories of development and assessment**

The categories of development and assessment for each type of development are identified in column 2 of tables 9.1 to 9.10. The types of development are as follows—

- 9.2.1 Tables 9.1 to 9.9 – making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- 9.2.2 Table 9.10 –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 works for the construction of a driveway for a **Detached house**;
  - h) Carrying out operational works for prescribed tidal works;
  - i) Excavating or filling of land not associated with a material change of use; and
  - j) Other.

### 9.3 Assessment benchmarks for assessable development and requirements for accepted development

- 9.3.1 The relevant assessment benchmarks in each zone are referred to in column 3 of Tables 9.1 to 9.9.
- 9.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes<sup>2</sup>.
- 9.3.3 For *Impact assessment* development, the development is assessed against the whole planning scheme.

### 9.4 Consistent and inconsistent uses in zones

- 9.4.1 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 either as a consistent use or an inconsistent use in that zone—
  - a) Division 16 — Detached Housing Zone (Sections 9.11 and 9.12);
  - b) Division 17 — Semi-Attached Housing Zone (Sections 9.14 and 9.15);
  - c) Division 18 — Attached Housing Zone (Sections 9.18 and 9.19);
  - d) Division 19 — Visitor Mixed Use Zone (Sections 9.22 and 9.23);
  - e) Division 20 — Neighbourhood Centre Zone (Sections 9.26 and 9.27);
  - f) Division 21 — Business Centre Zone (Sections 9.30 and 9.31);
  - g) Division 22 — Community Services Zone (Sections 9.34 and 9.35);
  - h) Division 23 — Open Space Recreation Zone (Sections 9.38 and 9.39); and
  - i) Division 24 — Open Space Conservation Zone (Sections 9.42 and 9.43).

## ***Division 3—Assessment table for the Detached Housing Zone<sup>3</sup>***

Table 9.1

### **CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE<sup>4</sup>**

Column 1 Defined use or use class <sup>5</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>6</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		

<sup>2</sup>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.

<sup>3</sup> 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, development and assessment categories 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.

<sup>4</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>5</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

Column 1 Defined use or use class <sup>5</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>6</sup> and requirements for accepted development
<p><i>Consistent uses</i> No <b>Agricultural Uses</b></p> <p><i>Inconsistent use</i> All <b>Agricultural Uses</b></p>	<p><i>Impact assessment</i> All <b>Agricultural Uses</b></p>	
<b>BUSINESS USES—</b>		
<p><i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i>; or <b>Home-based business Type 1 Limited visibility</b> or <b>Type 2 Evident</b></p> <p><i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.12</p>	<p><i>Accepted development subject to requirements</i> if—</p> <p>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>; or</p> <p>b) <b>Home-based business Type 1</b></p> <p><i>Code assessment</i> if—</p> <p>a) <b>Commercial business Type 1</b> 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) <b>Home-based business Type 1</b> and not complying with Column 2 of Table 14.11 of the Business Uses Code; or</p> <p>c) <b>Home-based business Type 2</b></p> <p><i>Impact assessment</i> if—</p> <p>a) <b>Commercial business</b> where not otherwise Accepted development subject to requirements or Code assessment ; or</p> <p>b) <b>Entertainment and dining business</b>; or</p> <p>c) <b>Home-based business Type 3</b>; or</p> <p>d) <b>Industrial business</b>; or</p> <p>e) <b>Retail business</b></p>	<p><i>If accepted development subject to requirements</i> —and</p> <p>a) an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code,</p> <p>b) a <b>Home based business</b> 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><i>If code assessment</i> —</p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44-14.45 of the Building Works Code</p>
<b>COMMUNITY USES—</b>		
<p><i>Consistent use</i> No <b>Community Uses</b></p> <p><i>Inconsistent use</i> All <b>Community Uses</b></p>	<p><i>Impact assessment</i> All <b>Community Uses</b></p>	

<sup>6</sup> 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 <sup>5</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>6</sup> and requirements for accepted development
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i> No <b>Infrastructure Uses</b></p> <p><i>Inconsistent use</i> All <b>Infrastructure Uses</b></p>	<p><i>Impact assessment</i> All <b>Infrastructure Uses</b></p>	
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i> <b>Detached house;</b> or <b>Community residence;</b> or <b>Visitor accommodation Type 1 Home hosted</b></p> <p><i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.12</p>	<p><i>Accepted development subject to requirements</i> if</p> <p>a) <b>Detached house</b> not located at 6-14 Park Road; or</p> <p>b) <b>Community residence</b> not located at 6-14 Park Road</p> <p><i>Code assessment</i> if—</p> <p>a) <b>Detached house</b> 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><sup>7</sup>; or</p> <p>b) <b>Community residence</b> 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><sup>9</sup>; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment</i> if—</p> <p>a) <b>Detached house;</b> or <b>Community residence</b> located on premises at 6-14 Park Road; or</p> <p>b) <b>Ancillary dwelling unit;</b> or</p> <p>c) <b>Multiple housing Types 2, 3, 4 or 5;</b> or</p> <p>d) <b>Visitor accommodation</b></p>	<p><i>If accepted development subject to requirements</i> —</p> <p>a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and</p> <p>b) if a <b>Community Residence</b> — Column 2 of Table 32a of the Community Residence Code</p> <p><i>If code assessment</i> —</p> <p>a) <b>Detached house</b> – Detached House Code; or</p> <p>b) <b>Community residence</b> –</p> <p>i. Community Residence Code; and</p> <p>ii. Detached House Code</p>
<b>OTHER USES—</b>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road<sup>8</sup>-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p><i>If accepted development</i> - no assessment benchmarks apply.</p>

<sup>7</sup> A Code assessment application is not required for non-compliance with an *alternative provision* to the QDC. See Section 9.4.

<sup>8</sup> All roads are included in a zone. Refer to Part 2 Section 2.11.

## Division 4—Assessment table for the Semi-Attached Housing Zone<sup>9</sup>

Table 9.2

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE SEMI-ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE<sup>10</sup>

Column 1 Defined use or use class <sup>11</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>12</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i> or <b>Home-based business Type 1 Limited visibility</b> or <b>Type 2 Evident</b> where operated from a <b>Detached House</b> .	<i>Accepted development subject to requirements</i> if— a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> ; or b) <b>Home-based business Type 1</b>  <i>Code assessment</i> if— a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code b) <b>Home-based business Type 1</b> and not complying with Column 2 of Table 14.11 of the Business Uses Code; c) <b>Home-based business Type 2</b> operated from a <b>Detached house</b>  <i>Impact assessment</i> if— a) <b>Commercial business</b> where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) <b>Entertainment and dining business</b> ; or c) <b>Home-based business Type 2</b> where not operated from a <b>detached house</b> ; or d) <b>Home-based business Type</b>	<i>If 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) a <b>Home-based business</b> 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  <i>If 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 <b>Business Uses</b> listed in Section 9.15		

<sup>9</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>10</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>11</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>12</sup> 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 <sup>11</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>12</sup> and requirements for accepted development
	3; or e) <b>Industrial business</b> ; or f) <b>Retail business</b>	
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> No <b>Community Uses</b>	<i>Impact assessment</i> if— All <b>Community Uses</b>	
<i>Inconsistent use</i> All <b>Community Uses</b>		
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> No <b>Infrastructure Uses</b>	<i>Impact assessment</i> All <b>Infrastructure Uses</b>	
<i>Inconsistent use</i> All <b>Infrastructure Uses</b>		
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Detached house</b> ; or <b>Community residence</b> ; or <b>Multiple housing Type 2 Duplex</b> ; or <b>Multiple housing Type 3 Retirement &amp; special needs</b> or <b>Multiple housing Type 4 Conventional</b> where a) located in precinct E1 of Noosa Springs; or b) located on premises bounded by Grant St, Katherina St, Noosa Drive and Banksia Ave; or c) the site area is no less than 800m <sup>2</sup> ; or <b>Visitor accommodation Type 4 Conventional</b> if located on Lot 2 on SP110327 at Noosa Drive or <b>Visitor accommodation Type 4 Conventional</b> if a	<i>Accepted development subject to requirements</i> if— a) <b>Detached house</b> ; or b) <b>Community residence</b>  <i>Code assessment</i> if— a) <b>Detached house</b> 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 <sup>13</sup> ; or b) <b>Multiple housing Type 2</b> ; or c) <b>Community residence</b> 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 <sup>14</sup> ; and Community Residence Code  <i>Impact assessment</i> if— a) <b>Ancillary dwelling unit</b> ; or b) <b>Multiple housing Types 3, 4 or 5</b> ; or c) <b>Visitor accommodation</b>	If <i>accepted development subject to requirements</i> — a) Column 2 of Tables 14.28 to 14.30 of the Detached House Code; and b) if a <b>Community Residence</b> — Column 2 of Table 32a of the Community Residence Code  If <i>code assessment</i> and— a) <b>Detached house</b> – Detached House Code; or b) <b>Multiple housing Type 2</b> – i. Noosa Heads Locality Code; ii. Residential Uses Code; and iii. Landscaping Code; and iv. Engineering Works Codes; or c) <b>Community residence</b> – i. Community Residence Code; and ii. Detached House Code

<sup>13</sup> A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 9.4.

Column 1 Defined use or use class <sup>11</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>12</sup> and requirements for accepted development
resort hotel within Precinct F of Noosa Springs.  <i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.16		
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>14</sup> -development approval is not required  <i>Impact assessment</i> —otherwise	If <i>accepted development</i> - no assessment benchmarks apply.

### Division 5—Assessment table for the Attached Housing Zone<sup>15</sup>

Table 9.3

#### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE<sup>16</sup>

Column 1 Defined use or use class <sup>17</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>18</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i> or <b>Home-based business Type 1 Limited visibility</b> ; or <b>Type 2 Evident</b> where operated from a <b>detached house</b> only	<i>Accepted development subject to requirements</i> if a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> ; or b) <b>Home-based business Type 1</b>  <i>Code assessment</i> if— a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; 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) a <b>Home-based business</b> 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
<i>Inconsistent use</i>		

<sup>14</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

<sup>15</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>16</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>17</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>18</sup> 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 <sup>17</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>18</sup> and requirements for accepted development
Those <b>Business Uses</b> listed in Section 9.19	b) <b>Home-based business Type 1</b> and not complying with Column 2 of Table 14.11 of the of Business Use Code; or c) <b>Home-based business Type 2</b> operated from a <b>Detached house</b>  <i>Impact assessment if—</i> a) <b>Commercial business</b> where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) <b>Entertainment and dining business</b> ; or c) <b>Home-based business Type 2</b> where not operated from a <b>Detached house</b> ; or d) <b>Home-based business Type 3</b> ; or e) <b>Industrial business</b> ; or f) <b>Retail business</b>	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
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> No <b>Community uses</b>  <i>Inconsistent use</i> All <b>Community Uses</b>	<i>Impact assessment</i> All <b>Community Uses</b>	
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> No <b>Infrastructure Uses</b>  <i>Inconsistent use</i> All <b>Infrastructure Uses</b>	<i>Impact assessment</i> All <b>Infrastructure Uses</b>	
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> Either <b>Detached house</b> ; or <b>Community residence</b> if not on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 & 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks & Associates and dated 23 July 2004); or	<i>Accepted development subject to requirements if—</i> a) <b>Detached house</b> ; or b) <b>Community residence</b> and not on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 & 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks & Associates and dated 23 July 2004).  <i>Code assessment if—</i>	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 <b>Community Residence</b> - Column 2 of Table 32a of the Community Residence Code  If <i>code assessment</i> and — a) <b>Detached house</b> – Detached House Code; or b) <b>Community residence</b> - i. Community Residence Code; and ii. Detached House Code

<b>Column 1</b> <b>Defined use or use class<sup>17</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development<sup>18</sup> and requirements for accepted development</b>
<p>All <b>Multiple housing</b> if not on Lot 889 SP 203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP 188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004); or</p> <p><b>Visitor accommodation Type 1 Home-hosted, Type 2 Caravan park or Type 4 Conventional</b></p> <p><i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.20</p>	<p>a) <b>Detached house</b> 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><sup>19</sup>; or</p> <p>b) <b>Multiple housing Type 2</b>; or</p> <p>c) <b>Community residence</b> 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><sup>20</sup>, and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment</i> if—</p> <p>a) located on Lot 889 SP 203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP 188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004); or</p> <p>b) <b>Ancillary dwelling unit</b>; or</p> <p>c) <b>Multiple housing Types 3, 4 or 5</b>; or</p> <p>d) <b>Visitor accommodation</b></p>	<p>c) <b>Multiple Housing Type 2</b> -</p> <p>i. Noosa Heads Locality Code; and</p> <p>ii. Residential Uses Code;</p> <p>iii. Landscaping Code; and</p> <p>iv. Engineering Works Codes;</p>
<p><b>OTHER USES—</b></p>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road<sup>20</sup>-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> - no assessment benchmarks apply.</p>

<sup>19</sup> A Code assessment application is not required for non-compliance with an *alternative provision* to the QDC. See Section 9.4.

<sup>20</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 6—Assessment Table for the Visitor Mixed Use Zone<sup>21</sup>

Table 9.4

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VISITOR MIXED USE ZONE - MAKING A MATERIAL CHANGE OF USE<sup>22</sup>

Column 1 Defined use or use class <sup>23</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>24</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> All <b>Commercial business</b> ; or <b>Entertainment and dining business Type 1 Food and beverages</b> or <b>Type 2 Recreation, amusement &amp; fitness</b> ; or <b>Home-based business Type 1 Limited visibility</b> ; or <b>Retail business Type 1 Local or Type 2 Shop &amp; salon</b>	<i>Accepted development subject to requirements</i> if <b>Home-based business Type 1</b>  <i>Code assessment</i> if— a) <b>Home-based business Type 1</b> and not complying with Column 2 of Table 14.11 of the Business Uses Code; or b) <b>Retail business Type 1</b>  <i>Impact assessment</i> if— a) <b>Commercial business</b> ; or b) <b>Entertainment and dining business</b> ; or c) <b>Home-based business Types 2 or 3</b> ; or d) <b>Industrial business</b> ; or e) <b>Retail business Types 2, 3, 4, 5, 6 or 7</b>	If <i>accepted development subject to requirements</i> — Column 2 of Table 14.11 of the Business Uses 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 <b>Retail business</b> — i Noosa Heads Locality Code; and ii Business Uses Code iii Landscaping Code; and iv Engineering Works Codes
<i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.24		
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> <b>Education Type 4 Information</b> ; or <b>Wellbeing Type 2 Social</b>	<i>Code assessment</i> if— a) <b>Education Type 4</b> or b) <b>Wellbeing Type 2</b>  <i>Impact assessment</i> if a) <b>Education Types 1, 2 or 3</b> ; or b) <b>Emergency service</b> ; or c) <b>Open space</b> ; or d) <b>Wellbeing Types 1, 3 and 4</b>	If <i>code assessment</i> — a) Noosa Heads Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes
<i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 9.23		

<sup>21</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>22</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>23</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>24</sup> 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 <sup>23</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>24</sup> and requirements for accepted development
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> <b>Transport Type 1 Passenger terminal</b>	<i>Impact assessment</i> <b>All Infrastructure Uses</b>	
<i>Inconsistent use</i> Those <b>Infrastructure Uses</b> listed in Section 9.24		
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Ancillary dwelling unit; or Multiple Housing Type 2 Duplex, or Type 3 Retirement and special needs, or Type 4 Conventional or Type 5 Relocatable; or Visitor accommodation Type 2 Caravan park or Type 4 Conventional</b>	<i>Code assessment</i> if— a) <b>Detached house</b> ; or b) <b>Multiple housing Type 2</b>  <i>Impact assessment</i> if— a) <b>Ancillary dwelling unit</b> ; or b) <b>Community residence</b> ; or c) <b>Multiple housing Types 3, 4 or 5</b> ; or d) <b>Visitor accommodation</b>	If <i>code assessment</i> and— a) <b>Detached house</b> —Detached House Code; or b) otherwise— i Noosa Heads Locality Code; and ii Residential Uses Code; and iii Landscaping Code; and iv Engineering Works Codes
<i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.23		
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>25</sup> -development approval is not required  <i>Impact assessment</i> —otherwise	If <i>accepted development</i> - no assessment benchmarks apply.

<sup>25</sup> All roads are included in a zone. Refer to Part 2 Section 2.0

## Division 7—Assessment table for the Neighbourhood Centre Zone<sup>26</sup>

Table 9.5

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

Column 1 Defined use or use class <sup>27</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>28</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent uses</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<p><i>Consistent use</i> All <b>Commercial business</b>; or <b>Entertainment and dining business Type 1 Food and beverages or Type 2 Recreation, amusement &amp; fitness</b>; or <b>Retail business Type 1 Local, Type 2 Shop and salon or Type 7 Garden and lifestyle centre</b></p> <p><i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.28</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) <b>Commercial business Types 1 or 2</b>; or b) <b>Entertainment and dining business Type 1</b>; or c) <b>Retail business Types 1 or 2</b></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) <b>Commercial business</b>; or ii) <b>Entertainment and dining business Types 1 or 2</b>; or iii) <b>Retail business Type 1</b>; or iv) <b>Retail business Types 2</b></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) Noosa Heads Locality Code; and b) Business Use Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>

<sup>26</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>27</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>28</sup> 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

<b>Column 1</b> <b>Defined use or use class<sup>27</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development<sup>28</sup> and requirements for accepted development</b>
	<p style="text-align: center;">or 7 if not exceeding 1,000m<sup>2</sup> GFA</p> <p>b) one of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <ul style="list-style-type: none"> <li>i) <b>Commercial business</b> where not otherwise <i>Accepted development subject to requirements</i>; or</li> <li>ii) <b>Entertainment and dining business Types 1 or 2</b>; or</li> <li>iii) <b>Retail business Type 1</b>; or</li> <li>iv) <b>Retail business Types 2 or 7</b> if not exceeding 1,000m<sup>2</sup> GFA</li> </ul> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Entertainment and dining business Type 3</b>; or</li> <li>b) <b>Home-based business</b>; or</li> <li>c) <b>Industrial business</b>; or</li> <li>d) <b>Retail business Types 3, 4, 5 or 6, or Types 2 or 7</b> if exceeding 1,000m<sup>2</sup> GFA</li> </ul>	
<b>COMMUNITY USES—</b>		
<p><i>Consistent use</i>  <b>Education Type 1</b>  <b>Childcare, Type 3</b>  <b>Adult or Type 4</b>  <b>Information;</b>            or  <b>Wellbeing Type 2</b>  <b>Social</b></p> <p><i>Inconsistent use</i>            Those <b>Community Uses</b> listed in Section 9.27</p>	<p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Education Type 4</b>; or</li> <li>b) <b>Wellbeing Type 2</b></li> </ul> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Education Types 1, 2, or 3</b>; or</li> <li>b) <b>Emergency service</b>; or</li> <li>c) <b>Open space</b>; or</li> <li>d) <b>Wellbeing Types 1, 3 or 4</b></li> </ul>	<p><i>If code assessment —</i></p> <ul style="list-style-type: none"> <li>a) Noosa Heads Locality Code; and</li> <li>b) Community Uses Code; and</li> <li>c) Landscaping Code; and</li> <li>d) Engineering Works Codes.</li> </ul>
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i>  <b>Transport Type 1</b>  <b>Passenger terminal</b></p> <p><i>Inconsistent use</i>            Those <b>Infrastructure Uses</b> listed in Section 9.27</p>	<p><i>Impact assessment</i>  <b>All Infrastructure Uses</b></p>	
<b>RESIDENTIAL USES—</b>		

Column 1 Defined use or use class <sup>27</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>28</sup> and requirements for accepted development
<i>Consistent use</i> <b>Ancillary dwelling unit</b>	<i>Code assessment</i> if <b>Ancillary dwelling unit</b>	If <i>code assessment</i> — Detached House Code
<i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.27	<i>Impact assessment</i> if— a) <b>Detached house</b> ; or b) <b>Community residence</b> ; or c) <b>Multiple housing</b> ; or d) <b>Visitor accommodation</b>	
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>29</sup> -development approval is not required  <i>Impact assessment</i> —otherwise	If <i>accepted development</i> — no assessment benchmarks apply

### **Division 8—Assessment table for the Business Centre Zone<sup>30</sup>**

Table 9.6

#### **CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE BUSINESS CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE<sup>31</sup>**

Column 1 Defined use or use class <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> All <b>Commercial business</b> ; or All <b>Entertainment and dining business</b> ; or Retail business <b>Type 1 Local, Type 2 Shop and salon, Type 4 Showroom, Type 5 Vehicle uses, Type 6</b>	<i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created— a) <b>Commercial business Types 1 or 2</b> ; or b) <b>Entertainment and dining</b>	If <i>accepted development subject to requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code  If <i>code assessment</i> — a) Noosa Heads Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.

<sup>29</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

<sup>30</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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 assessment category prevails.

<sup>31</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>32</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>33</sup> 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 <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<p><b>Hardware store or Type 7 Garden and lifestyle centre.</b></p> <p><i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.31</p>	<p><b>business Type 1; or</b>  <b>c) Retail business Types 1 or 2</b></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> <ul style="list-style-type: none"> <li>i) <b>Commercial business;</b> or</li> <li>ii) <b>Entertainment and dining business;</b> or</li> <li>iii) <b>Retail business Types 1, 4, 5, 6 or 7;</b> or</li> <li>iv) <b>Retail business Type 2</b> if not exceeding 2,000m<sup>2</sup> <i>GFA</i></li> </ul> <p>b) One of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <ul style="list-style-type: none"> <li>i) <b>Commercial business</b> where not otherwise <i>Accepted development subject to requirements;</i> or</li> <li>ii) <b>Entertainment and Dining Business;</b> or</li> <li>iii) <b>Retail Business Types 1, 4, 5, 6 or 7;</b> or</li> <li>iv) <b>Retail business Type 2</b> if not exceeding 2,000m<sup>2</sup> <i>GFA</i>;</li> </ul> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Home-based business;</b> or</li> <li>b) <b>Industrial business;</b> or</li> <li>c) <b>Retail business Type 2</b> if exceeding 2,000m<sup>2</sup> <i>GFA</i>; or</li> <li>d) <b>Retail business Type 3</b></li> </ul>	
<b>COMMUNITY USES—</b>		
<i>Consistent use</i>	<i>Code assessment</i> if—	If <i>code assessment</i> —



Column 1 Defined use or use class <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<p><b>Education Type 3 Adult or Type 4 Information;</b> or <b>Emergency service Type 1;</b> or <b>Wellbeing Type 2 Social</b></p> <p><i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 9.31</p>	<p>a) <b>Education Types 3 or 4;</b> b) <b>Wellbeing Type 2;</b> or c) <b>Emergency service Type 1</b></p> <p><i>Impact assessment</i> if— a) <b>Education Types 1 or 2;</b> or b) <b>Emergency service;</b> or c) <b>Open space;</b> or d) <b>Wellbeing Types 1, 3 or 4</b></p>	<p>a) Noosa Heads Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>
<b>INFRASTRUCTURE USES</b>		
<p><i>Consistent use</i> <b>Transport Type 1 Passenger terminal or Type 2 Carpark</b></p> <p><i>Inconsistent use</i> Those <b>Infrastructure Uses</b> listed in Section 9.31</p>	<p><i>Code assessment</i> if <b>Transport Type 2</b></p> <p><i>Impact assessment</i> if— a) <b>Service and Utility;</b> or b) <b>Transport Types 1, 3 or 4</b></p>	<p>If <i>code assessment</i> — a) Noosa Heads Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i> <b>Ancillary dwelling unit;</b> or <b>Multiple housing Type 4 Conventional</b> where <i>small dwelling units</i> and part of a mixed use development.</p> <p><i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.31</p>	<p><i>Code assessment</i> if <b>Ancillary dwelling unit</b></p> <p><i>Impact assessment</i> if— a) <b>Detached house;</b> b) <b>Community residence;</b> or c) <b>Multiple housing;</b> or d) <b>Visitor accommodation</b></p>	<p>If <i>code assessment</i> — Detached House Code</p>
<b>OTHER USES—</b>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road<sup>34</sup>-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> — no assessment benchmarks apply</p>

<sup>34</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 9—Assessment table for the Community Services Zone<sup>35</sup>

Table 9.7

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE<sup>36</sup>

Column 1 Defined use or use class <sup>37</sup>	Column 2 Categories of development and assessment <sup>38</sup>	Column 3 Assessment benchmarks for assessable development <sup>39</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<p><i>Consistent use</i> No <b>Agricultural Uses</b></p> <p><i>Inconsistent use</i> All <b>Agricultural Uses</b></p>	<p><i>Impact assessment</i> All <b>Agricultural Uses</b></p>	
<b>BUSINESS USES—</b>		
<p><i>Consistent use</i> <b>Commercial Business Type 2 Medical</b> where in conjunction with a <b>Community Use</b> or <b>Entertainment &amp; dining Type 1 Food &amp; beverage</b> or <b>Type 2, Recreation, Amusement &amp; Fitness</b> where in conjunction with a <b>Community Use</b></p> <p><i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.35</p>	<p><i>Code assessment if—</i></p> <p>a) <b>Commercial Business Type 2</b> where in conjunction with a <b>Community Use</b>; or</p> <p>b) <b>Entertainment &amp; dining Type 1</b> where in conjunction with a <b>Community Use</b></p> <p><i>Impact assessment if—</i></p> <p>a) <b>Commercial business</b> where not otherwise <i>Code assessment</i>; or</p> <p>b) <b>Entertainment and dining business</b> if not otherwise <i>Code assessment</i>; or</p> <p>c) <b>Home-based business</b>; or</p> <p>d) <b>Industrial business</b>; or</p> <p>e) <b>Retail business</b></p>	<p><i>If code assessment —</i></p> <p>a) Noosa Heads Locality Code; and</p> <p>b) Business Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>
<b>COMMUNITY USES—</b>		
<p><i>Consistent uses</i> All <b>Community Uses</b></p> <p><i>Inconsistent use</i> No <b>Community Uses</b></p>	<p><i>Code assessment if—</i></p> <p>a) <b>Education Type 4</b>; or</p> <p>b) <b>Emergency Service</b>; or</p> <p>c) <b>Open Space Type 1</b>; or</p> <p>d) <b>Wellbeing Type 2</b></p> <p><i>Impact assessment if—</i></p> <p>a) <b>Education Types 1, 2, or 3</b>; or</p> <p>b) <b>Open Space Type 2</b>; or</p> <p>c) <b>Wellbeing Types 1, 3 or 4</b></p>	<p><i>If code assessment —</i></p> <p>a) Noosa Heads Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>

<sup>35</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>36</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>37</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>38</sup> The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

<sup>39</sup> 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 <sup>37</sup>	Column 2 Categories of development and assessment <sup>38</sup>	Column 3 Assessment benchmarks for assessable development <sup>39</sup> and requirements for accepted development
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i> All <b>Infrastructure Uses</b></p> <p><i>Inconsistent use</i> No <b>Infrastructure Uses</b></p>	<p><i>Code assessment</i> if—</p> <p>a) <b>Service and utility Types 1, 2 or 4</b>; or</p> <p>b) <b>Transport Types 1, 2 or 3</b></p> <p><i>Impact assessment</i> if—</p> <p>a) <b>Service and utility Type 3</b>; or</p> <p>b) <b>Transport Type 4</b></p>	<p>If <i>code assessment</i> —</p> <p>a) Noosa Heads Locality Code; and</p> <p>b) Infrastructure Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i> <b>Ancillary dwelling unit</b>; or <b>Multiple housing Type 3 Retirement and special needs</b> or <b>Visitor accommodation Type 4 Conventional</b> where a <i>visitor hostel</i> and located on Lot 2 on RP865533 Halse Lane.</p> <p><i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.36</p>	<p><i>Code assessment</i> if—</p> <p>a) <b>Ancillary dwelling unit</b>; or</p> <p>b) <b>Multiple Housing Type 3</b> if located on Lot 9 RP225312 at 100 Cooyar Street</p> <p><i>Impact assessment</i> if—</p> <p>a) <b>Detached house</b>; or</p> <p>b) <b>Community residence</b>; or</p> <p>c) <b>Multiple housing Types 2, 4, or 5</b>;</p> <p>d) <b>Multiple Housing Type 3</b> if not otherwise Code assessment ; or</p> <p>e) <b>Visitor accommodation</b></p>	<p>If <i>code assessment</i> and—</p> <p>a) <b>Ancillary dwelling unit—</b> Detached House Code; or</p> <p>b) <b>Multiple Housing Type 3—</b></p> <p>i Noosa Heads Locality Code; and</p> <p>ii Residential Uses Code; and</p> <p>iii Landscaping Code; and</p> <p>iv Engineering Works Codes.</p>
<b>OTHER USES—</b>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road<sup>40</sup>-development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> – no assessment benchmarks apply</p>

<sup>40</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 10—Assessment table for the Open Space Recreation Zone<sup>41</sup>

Table 9.8

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE<sup>42</sup>

Column 1 Defined use or use class <sup>43</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>44</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent uses</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Entertainment &amp; dining Type 1 Food &amp; beverage</b> if a Golf Clubhouse in Precinct G of Noosa Springs; or <b>Entertainment and dining business Type 2 Recreation, Amusement &amp; Fitness</b>	<i>Code assessment</i> if <b>Entertainment and Dining Type 2</b>  <i>Impact assessment</i> if— a) <b>Commercial business</b> b) <b>Entertainment and dining business Types 1 or 3</b> ; or c) <b>Home based business</b> ; or d) <b>Industrial business</b> ; or e) <b>Retail business</b>	<i>If code assessment —</i> a) Noosa Heads Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 9.40		
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> <b>Education Type 1 Childcare</b> if located in Precinct G of Noosa Springs or <b>Emergency service Type 2 Shed</b> ; or <b>Open space</b> ; or <b>Wellbeing Type 2 Social</b>	<i>Code assessment</i> if <b>Open space Type 1</b> involving of 50m <sup>2</sup> of <i>GFA</i> or less <i>building work</i>  <i>Impact assessment</i> if— a) <b>Education</b> ; or b) <b>Emergency service</b> ; or c) <b>Open space Type 1</b> involving building work of more than 50m <sup>2</sup> of <i>GFA</i> or <b>Type 2</b> ; or d) <b>Wellbeing</b>	<i>If code assessment —</i> a) Noosa Heads Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those <b>Community</b>		

<sup>41</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>42</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>43</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>44</sup> 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 <sup>43</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>44</sup> and requirements for accepted development
Uses listed in Section 9.40		
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> <b>Transport Type 1 Passenger terminal</b>	<i>Impact assessment</i> All Infrastructure Uses	
<i>Inconsistent use</i> Those <b>Infrastructure Uses</b> listed in Section 9.40		
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Ancillary dwelling unit; or Visitor Accommodation Type 2 Caravan park</b>	<i>Impact assessment</i> All Residential Uses	
<i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.40		
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Impact assessment—</i>	

### **Division 11—Assessment table for the Open Space Conservation Zone<sup>45</sup>**

Table 9.9

#### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE<sup>46</sup>

Column 1 Defined use or use class <sup>47</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>48</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		

<sup>45</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM6.1- OM6.5) 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.

<sup>46</sup> For development other than material change of use refer to assessment table 9.10 (Division 12)

<sup>47</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>48</sup> 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 <sup>47</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>48</sup> and requirements for accepted development
<b>BUSINESS USES—</b>		
<i>Consistent use</i> No <b>Business Uses</b>	<i>Impact assessment</i> All <b>Business Uses</b>	
<i>Inconsistent use</i> All <b>Business Uses</b>		
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> <b>Education Type 4 Information</b> , if an <i>information centre</i> or <b>Open Space Type 2 Camp ground</b>	<i>Impact assessment</i> All <b>Community Uses</b>	
<i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 9.43		
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> No <b>Infrastructure Uses</b>	<i>Impact assessment</i> All <b>Infrastructure Uses</b>	
<i>Inconsistent use</i> All <b>Infrastructure Uses</b>		
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Ancillary dwelling unit</b>	<i>Impact assessment</i> All <b>Residential Uses</b>	
<i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 9.43		
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Impact assessment</i>	

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

Table 9.10

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NOOSA HEADS 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 <sup>49</sup> 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 <sup>50</sup>	<p><i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure<sup>51</sup></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 structure<sup>52</sup></p> <p><i>Accepted development</i> otherwise— development approval is not required</p>	<p>If <i>accepted development subject to requirements</i>— Column 2 or Tables 14.42-14.43 of the Building Demolition, Relocation and Removal Code</p> <p>If <i>code assessment</i> -</p> <p>a) Building Removal, Relocation and Demolition Code; b) Waste Management Code; and 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>not complying with Column 2 of Table 14-46 of Advertising Devices Code.</p>	<p>If <i>accepted development subject to requirements</i>— — Column 2 of Table 14-46 of the Advertising Devices Code</p> <p>If <i>code assessment</i> — Advertising Devices Code</p>
Reconfiguring a lot <sup>53</sup>	<i>Code assessment</i>	<p>If <i>code assessment</i> —</p> <p>a) Noosa Heads Locality Code; and b) Reconfiguring a Lot Code;</p>

<sup>49</sup> 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*

<sup>50</sup> 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.

<sup>51</sup> As defined in the *BCA*

<sup>52</sup> As defined in the *BCA*

<sup>53</sup> 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.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>49</sup> and requirements for accepted development
		and c) Landscaping Code; and d) <i>Engineering Works Codes</i>
Carrying out operational works for landscaping associated with a <b>Community Residence</b> 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 for 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 <b>Detached house</b> or <b>Community residence</b> <sup>54</sup>	<i>Accepted development subject to requirements</i>  <i>Code assessment</i> if not complying with column 2 of Table 14-48 of Detached House Driveways Code	<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 <sup>55</sup>	<i>Code assessment</i>	<i>If code assessment —</i> a) Noosa Heads Locality Code; and b) Table 14.64 of Watercourses Works Code <sup>56</sup>
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<i>Accepted development subject to requirements</i> <sup>57</sup> if— a) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving less than 10m <sup>3</sup> of material; or b) in all other zones and involving less than 100m <sup>3</sup> of material.  <i>Code assessment</i> if—	<i>If accepted development subject to requirements —</i> 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  <i>If code assessment —</i> a) Earthworks Code; and b) Erosion and Sediment Control Code.

<sup>54</sup> A separate operational works approval is not required where the construction of a driveway for a detached house is associated with a material change of use.

<sup>55</sup> Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003* and include tidal works outside the Noosa Waters lock system.

<sup>56</sup> The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

<sup>57</sup> This applies only once to any premises.



Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>49</sup> and requirements for accepted development
	a) not complying with Column 2 of Earthworks Code; or b) in either the Detached Housing Zone and the Semi-Attached Housing Zone and involving 10m <sup>3</sup> or more of material; or c) in all other zones and involving 100m <sup>3</sup> or more of material.	
Excavation or filling of land not associated with a material change of use for the purpose of constructing a dam	<i>Code assessment</i>	If <i>code assessment</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code.

### ***Division 13—General provisions for the Noosa Heads Locality Code***

#### **9.5 Noosa Heads Locality Code**

The following provisions comprise the Noosa Heads Locality Code—

- 9.5.1 compliance with the Noosa Heads Locality Code (Section 9.7);
- 9.5.2 overall outcomes for the Noosa Heads Locality, including for each zone in the locality (Division 14);
- 9.5.3 specific outcomes and probable solutions for the Noosa Heads Locality (Division 15); and
- 9.5.4 specific outcomes and probable solutions for each zone in the Noosa Heads Locality (Divisions 16 to 24).

#### **9.6 Compliance with the Noosa Heads Locality Code**

Development complies with the Noosa Heads Locality Code if it—

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

### ***Division 14—Overall outcomes for the Noosa Heads Locality.***

#### **9.7 Overall outcomes for the Noosa Heads Locality.**

- 9.7.1 The overall outcomes are the purpose of the Noosa Heads Locality Code.

- 9.7.2 The overall outcomes sought for the Noosa Heads Locality are the following—
- a) New uses and works are located, designed and managed to—
    - i. be compatible with other uses and works;
    - ii. maintain the safety of people and works;
    - iii. avoid significant adverse impacts on the amenity enjoyed by users of other premises, including acoustic and visual qualities; and
    - iv. avoid significant adverse effects on the natural environment;
  - b) Development is consistent with the Priority Infrastructure Plan in Part 15.
  - c) Urban development within the locality is limited to lands within the Urban Footprint as shown on Map ZM6;
  - d) The Noosa Heads locality is situated in the eastern part of Noosa and is bounded by—
    - i. the Noosa River and Laguna Bay in the north and north-west;
    - ii. the Pacific Ocean in the east;
    - iii. Noosa National Park in the east and south;
    - iv. Weyba Creek in the west; and
    - v. Lake Weyba in the south;
  - e) Land having environmental and cultural heritage values is protected and maintained for future generations, including—
    - i. Noosa National Park and Keyser Island and Weyba Creek conservation parks;
    - ii. the vegetated hills that frame Noosa Heads, Laguna Bay, Noosa Inlet and Hastings Street;
    - iii. Noosa Spit, Noosa Woods, the beaches and foredunes;
    - iv. foreshore areas along Noosa River, Lake Weyba, Weyba Creek and their associated riparian communities;
    - v. Lions Park and Weyba Park;
    - vi. the koala corridor between the various parts of the Noosa National Park and vegetation stands around Lake Weyba;
    - vii. vegetated *drainage lines* through residential estates;
    - viii. private land with native *vegetation* communities; and
    - ix. heathland areas of Girraween Estate;
  - f) The locality's landform is maintained as part of a complex system of lowlands draining to the Noosa River system, and elevated land and rocky headland of Noosa Heads;
  - g) Noosa Hill is maintained as the predominant landscape feature of the locality forming the skyline and backdrop for much of the residential and visitor neighbourhoods;
  - h) Key vegetated landscapes are protected including-

- i. significant stands of vegetation in the conservation reserves and in areas that are poorly drained or on very steep or inaccessible land;
  - ii. mangroves that fringe many of the watercourses, including remnant stands in Noosa Inlet and along Weyba Creek;
  - iii. melaleuca stands, which were once common in the floodplain areas, now mainly confined to public lands;
  - iv. remnant rainforest stands in the conservation reserves and in the gullies associated with the headland;
  - v. heath and sedge lands that fringe many of the watercourses associated with significant peat beds in the east of the locality;
  - vi. the area between Noosa National Park and the vegetation stands around Lake Weyba comprising part of a significant koala habitat corridor;
- i) The locality provides substantial commercial, retail and administrative services with two main business centres at Hastings Street and Noosa Junction;
  - j) The locality is well serviced by urban infrastructure;
  - k) The two business centres are designed to cater for the different needs of visitors as well as local residents;
  - l) Noosa Heads is the principal focus for visitor accommodation and services in Noosa;
  - m) Hastings Street accommodates a high proportion of entertainment and dining premises providing interest for visitors;
  - n) The natural landscape and watercourses of the locality strongly influence the location of road systems, resulting in some areas having limited accessibility;
  - o) Provision is made for public transport, including the river ferry and buses, walking and cycling;
  - p) Access and convenience is maintained to significant open space and recreation opportunities including the natural features of the beach, Noosa River and Noosa National Park;
  - q) Noosa National Park, Main Beach, surf off the headlands, Hastings Street and Noosa Junction are key visitor attractions;
  - r) Noosa Heads provides for various smaller communities defined by topography and age of development;
  - s) Noosa Hill and Cooloola Estate maintain good access to the commercial and recreational opportunities of Hastings Street and Noosa Junction;
  - t) Detached houses dominate Cooloola Hill and much of Noosa Hill provides for units or resort complexes;
  - u) Noosa Sound has access to Hastings Street, Noosa River and Quamby Place and is dominated by detached housing fronting the water where located on a canal;
  - v) A neighbourhood centre at Quamby Place provides low level goods and services for nearby residents and visitors including restaurants;
  - w) The jetty at Quamby Place provides access to the Noosa River and the ferry;
  - x) Little Cove maintains a well vegetated setting with access to Noosa National Park, Hastings Street and the beach;

- y) Development in Little Cove is not visually exposed and buildings represent a cross section of ages and styles;
- z) Noosa Springs is a gated residential estate focused on a golf course and associated recreation and social opportunities;
- aa) Noosa Springs is expected to expand with significant visitor accommodation and sporting and recreational facilities;
- bb) Noosa Heads remains a primary focus for **Visitor accommodation** and associated services in Noosa;
- cc) Development in Noosa Heads recognises and reinforces the close correlation between the natural character of the area and its attractiveness to residents and visitors;
- dd) Hastings Street's character of low rise *buildings*, vibrant pedestrian friendly streetscape, mix of indoor and outdoor activities, diverse dining opportunities, specialty **Retail businesses** and pedestrian links to Main Beach is maintained;
- ee) Hastings Street and Noosa Junction contain a range of **entertainment and dining businesses** and venues that operate into the evenings and include live music which creates a vibrant atmosphere;
- ff) Resident populations are accommodated in both detached and attached housing with high levels of residential amenity and high levels of convenience, accessibility and services;
- gg) The locality provides for a range of **Community Uses**, which contribute to Noosa's economy and employment base;
- hh) Sunshine Beach Road, Eenie Creek Road, Noosa Drive and Weyba Road continue to provide a good standard of access for through traffic as part of Noosa's *major road network*;
- ii) A public transport node is located within the locality and links public transport services to other centres throughout the Sunshine Coast and beyond;
- jj) Key recreation focal points, including Noosa National Park, Noosa River foreshore and mouth, Noosa Main Beach and Lion's Park are protected for residents and visitors;
- kk) Water quality in the *watercourses* of the Noosa Heads Locality are maintained at high standards;
- ll) Areas of native remnant and regrowth vegetation, including their biodiversity and habitat values are protected;
- mm) Substantial key sites are protected for resort developments, which focus on Noosa's natural low key outdoor appeal and cultural values;
- nn) For the **Detached Housing Zone**—Detached housing prevails which maintains—
  - i. a low impact, low density development form of domestic scale;
  - ii. a high level of residential amenity;
  - iii. allotment sizes and densities which are consistent with the character of the particular neighbourhood;
  - iv. building styles befitting the character of the locality and which respond to, and are integrated with, site characteristics including slope, *vegetation* and water frontage where applicable; and

- v. landscaping amongst buildings, retaining trees and vegetation wherever practicable;
- oo) For the **Semi-Attached Housing Zone**—residents are accommodated in detached housing or semi-attached housing forms that—
  - i. offer a high level of residential amenity, design quality and safety;
  - ii. and respect the domestic scale of surrounding detached housing;
- pp) For the **Attached Housing Zone**—residents and visitors are accommodated in predominantly **Multiple housing** forms that—
  - iii. offer a high level of residential amenity, design quality and safety; and
  - iv. respect the scale and character of the streetscape and surrounding development;
- qq) For the **Visitor Mixed Use Zone**—development—
  - i. comprises small business outlets with individual character
  - ii. comprises residential development that includes a mixture of building sizes and are designed for **Visitor accommodation**, are setback from the street and beach frontages and have a landscaped character consistent with the street landscaping themes;
  - iii. contributes to a high level of residential amenity, design quality, landscape quality and safety;
  - iv. respects the scale and character of the streetscape and surrounding development;
  - v. enhances the traditional focus for **Visitor accommodation** in the coastal part of Noosa;
  - vi. incorporates **Entertainment and dining businesses, Retail businesses and Commercial businesses** that are of particular interest to visitors;
  - vii. contributes to the economy of Noosa through the tourism and hospitality sectors; and integrates with nearby public recreation and landscaped carparking areas;
- rr) The Noosa River and foreshores are protected from the cumulative impacts of development and activities and are protected in a way that promotes and provides for low impact nature-based recreation activities in and around the Noosa River over other forms of recreation.
- ss) For the **Neighbourhood Centre Zone**—The Quamby Place Neighbourhood Centre—
  - i. forms a focal point for the local community and visitors, provides services and facilities to meet their day-to-day needs
  - ii. provides **Business Uses** that respect the existing residential amenity of visitors and residents within and surrounding the development; and
  - iii. provides **Business Uses** that are of a scale and character consistent with the locality and Noosa’s retail hierarchy;
- tt) For the **Business Centre Zone**, the Noosa Junction Business Centre—
  - i. accommodates significant **Retail business, Commercial business, Entertainment and dining business, and Community Uses** that provide

- residents and visitors with a range of goods and services including some higher order services; and
  - ii accommodates uses that do not detract from the role of the Shire Business Centre as the principal business centre for Noosa;
  - iii development results in an improved streetscape and landscape treatments and improved accessibility to buildings; and
  - iv incorporates a mix of business uses and upper level employee housing which reduces commuting pressures and creates a vibrant environment with opportunities for both day and night time casual surveillance; and
- uu) For the Community Services Zone—land for Community Uses and Infrastructure Uses—
  - i is protected and managed to enable the efficient and timely delivery of such uses;
  - 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; and
  - iii includes housing and short term accommodation for people with special needs such as the elderly and budget travellers;
- wv) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of passive and active recreational experiences that are conducive to community interaction and wellbeing; and
- ww) For the **Open Space Conservation Zone**—natural environmental values of high order and warranting conservation status are—
  - i protected for their importance in contributing to *ecological sustainability* including maintenance of water quality and provision of habitat and open space linkages; and
  - ii appropriately managed to the general exclusion of development or any further subdivision of freehold lots.

### **Division 15—Specific Outcomes and Probable Solutions for the Noosa Heads Locality**

Table 9.11

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.8 Effects of use</b>	
<b>Amenity</b> <b>O1</b> 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.
<b>Major road network</b> <b>O2</b> The visual amenity and character surrounding the <i>major road network</i> , including Sunshine Beach Road , Eenie Creek Road, Noosa Drive and Noosa Parade, is protected and enhances the entrances to Noosa Heads through—	No solution provided.

column 1 Specific Outcomes	column 2 Probable solutions
<p>a) retaining and enhancing the visual and physical separation of Noosa Heads from neighbouring localities;</p> <p>b) ensuring future development does not encroach upon existing <i>vegetation</i> within the road reserve; and</p> <p>c) utilising dense landscaping and earth mounding (rather than fencing and walls) for visual screening and noise attenuation;</p> <p>AND</p> <p><b>O3</b> Development generates traffic demands that are consistent with the future capacity of the road network.</p>	
<p><b>Scenic vistas</b></p> <p><b>O4</b> Aesthetic and cultural values of the natural landscape are maintained through protecting important scenic vistas—</p> <p>a) from the streets, beaches and other public spaces;</p> <p>b) to the ocean, river, coastal lowlands and the vegetated backdrop of Noosa Hill;</p> <p>c) within Little Cove— vistas over Laguna Bay and to the Noosa National Park and the <i>vegetation</i> stands, part of the hills and sand dunes;</p> <p>d) within Cooloola and Weyba Park Estates— the scenic view of Noosa National Park and Weyba Creek; and</p> <p>e) within Noosa Sound— vistas across Noosa River.</p>	No solution provided.
<p><b>Mobile business uses</b></p> <p><b>O5 Business Uses</b> located within the road reserve or on the beach (particularly in the vicinity of Hastings Street, Noosa Main Beach and Noosa National Park) offer goods and services that directly benefit visitors and complement the range of visitor experiences available in the locality, such as mobile food vendors and learn to surf classes.</p>	No solution provided.
<b>9.9 Built form</b>	
<p><b>Density</b></p> <p><b>O6</b> The density of development within the <i>site area</i>—</p> <p>a) is compatible with surrounding <i>development</i>;</p> <p>b) does not exceed—</p> <p style="margin-left: 20px;">i. for the Semi-Attached Housing Zone:</p> <p style="margin-left: 40px;">A. for sites between 500m<sup>2</sup> and 599m<sup>2</sup> inclusive — 4.8 persons;</p> <p style="margin-left: 40px;">B. for sites 600m<sup>2</sup> or more — 6.6 persons or 100 persons per hectare whichever is the higher;</p> <p style="margin-left: 20px;">ii. for the Attached Housing Zone—a maximum <i>population density</i> of 160 persons per hectare, with the following exceptions:-</p> <p style="margin-left: 40px;">A. Lot 603 on SP188270 in</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>Serenity Close, where the allowable <i>population density</i> is 250 persons per hectare</p> <p>B. Lot 889 SP203086 being the Viridian Noosa Resort in Viewland Drive where the allowable <i>population density</i> is 100 persons per hectare;</p> <p>iii. Business Centre Zone—a maximum <i>population density</i> of 100 persons per hectare; and</p> <p>iv. Visitor Mixed Use Zone—a maximum <i>population density</i> of 280 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 &amp; 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><b>Height</b></p> <p><b>07</b> <i>Buildings and other structures—</i></p> <p>a) present a building height consistent with structures on adjoining and surrounding land;</p> <p>b) do not exceed a maximum building height of—</p> <p style="margin-left: 20px;">i For the Business Centre Zone— 3 storeys; or</p> <p style="margin-left: 20px;">ii For the Visitor Mixed Use Zone—</p> <p style="margin-left: 40px;">A. Northern side of Hastings Street—</p> <ul style="list-style-type: none"> <li>• within 7m of the Hastings St alignment – 2 storeys; or</li> <li>• balance area of site – 4 storeys with a 3 storey presentation to the beach; or</li> </ul> <p style="margin-left: 40px;">B. Southern side of Hastings Street—</p> <ul style="list-style-type: none"> <li>• within 10m of the Hastings St or Noosa Drive alignments– 2 storeys; or</li> <li>• balance area of site – 4 storeys; or</li> </ul> <p style="margin-left: 20px;">iii For Attached Housing Zone — 3 storeys with the exception of Lot 603 on SP188270 in Serenity Close, where a maximum height of 4 storeys is permitted; or</p> <p style="margin-left: 20px;">iv For any other zone— 2 storeys;</p> <p>c) do not visually dominate the street or surrounding spaces;</p>	<p><b>S7.1</b> <i>Buildings and other structures</i> have a maximum building height of—</p> <p>a) for the Business Centre Zone—12m; or</p> <p>b) for the Visitor Mixed Use Zone—</p> <p style="margin-left: 20px;">i. Northern side of Hastings Street—</p> <p style="margin-left: 40px;">A. within 7m of the Hastings St alignment – 6m;</p> <p style="margin-left: 40px;">B. balance area of site – 15m with a 12m presentation to the beach; or</p> <p style="margin-left: 20px;">ii. Southern side of Hastings Street—</p> <p style="margin-left: 40px;">A. within 10m of the Hastings St or Noosa Drive alignments – 6m;</p> <p style="margin-left: 40px;">B. balance area of site – 15m; or</p> <p>c) for Attached Housing Zone—12m with the exception of Lot 603 on SP188270 in Serenity Close, where a maximum height of 15m is permitted; or</p> <p>d) for any other zone— 8m;</p>



column 1 Specific Outcomes	column 2 Probable solutions
<ul style="list-style-type: none"> <li>d) preserve the amenity of surrounding land;</li> <li>e) respect the scale of surrounding vegetation;</li> <li>f) respond to the topography of the <i>site</i> by minimising cut and fill (eg. stepping down the site or using a suspended pole construction); and</li> <li>g) maintain a mature vegetated skyline.</li> </ul>	
<p><b>Setbacks</b></p> <p><b>O8</b> <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <ul style="list-style-type: none"> <li>a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</li> <li>b) provide adequate distance from adjoining land uses</li> <li>c) preserve any existing <i>vegetation</i> that will buffer the proposed building;</li> <li>d) allow for landscaping to be provided between buildings;</li> <li>e) maintain the visual continuity and pattern of buildings and landscape elements within the street;</li> <li>f) protect public safety and property within erosion prone areas by ensuring such areas are maintained largely free of development; and</li> <li>g) help protect the natural character and visual amenity of coastal areas and <i>watercourses</i>.</li> </ul>	<p><b>S8.1</b> <i>Buildings</i> and <i>structures</i> comply with the minimum <i>setbacks</i> identified in Schedule 1 - Minimum Boundary Setbacks.</p>
<p><b>Site cover, gross floor area and plot ratio</b></p> <p><b>O9</b> The <i>site cover, gross floor area</i> and <i>plot ratio</i> of <i>buildings</i> and other <i>roofed structures</i>—</p> <ul style="list-style-type: none"> <li>a) results in a building scale that is compatible with surrounding development;</li> <li>b) does not present an appearance of excessive bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>;</li> <li>c) maximises the retention of existing <i>vegetation</i> and allows for <i>soft landscaping</i> between buildings;</li> <li>d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and</li> <li>e) facilitates onsite stormwater management and vehicular access.</li> </ul> <p><b>O10</b> <i>Site cover</i>—</p> <ul style="list-style-type: none"> <li>a) for a class 1 or class 10a building within the Detached Housing Zone, does not exceed— <ul style="list-style-type: none"> <li>i for a single storey building - 50%; or</li> <li>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;</li> </ul> </li> <li>b) for other classes within the Detached House Zone does not exceed 40%;</li> <li>c) for the Semi-Attached Housing Zone does not exceed 40%;</li> </ul>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>d) for the Attached Housing Zone does not exceed 40%; or</p> <p>e) for the Visitor Mixed Use Zone does not exceed 45%.</p> <p><b>O11</b> For <b>Multiple housing Type 2</b>, buildings have a maximum <i>plot ratio</i> of 0.45:1.</p> <p><b>O12</b> For <b>Multiple housing Type 3</b> or <b>4</b>, <b>Visitor accommodation Type 4</b> and the <i>accommodation unit</i> component of an <b>Entertainment and dining business Type 3 (hotel)</b>—the maximum a <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m<sup>2</sup>.</p> <p><b>O13</b> For the Visitor Mixed Use Zone the maximum a <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m<sup>2</sup>, provided that <i>gross floor area</i> does not exceed a total of 13,600m<sup>2</sup>.</p> <p><b>O14</b> For the Neighbourhood Centre Zone and the Business Centre Zone, the maximum plot ratio does not exceed –</p> <p>a) 0.8:1 for the first 2,000m<sup>2</sup> of site area; plus</p> <p>b) 0.3:1 for the balance of the site area in excess of 2,000m<sup>2</sup>.</p>	
<p><b>Roof form</b></p> <p><b>O15</b> Roof forms—</p> <p>a) contribute positively to the local skyline;</p> <p>b) complement the character of the locality;</p> <p>c) use soft and articulated, pitched, skillion or curved roof forms;</p> <p>d) avoid low pitched (eg. less than 5 degrees) or box profiles/parapets; and</p> <p>e) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties.</p>	<p><b>S15.1</b> The main roof of the <i>building</i> has a <i>roof pitch</i> no less than 5 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>;</p> <p>AND</p> <p><b>S15.2</b> <i>Buildings</i> and <i>structures</i> do not include roof top terraces.</p>
<p><b>Flooding and drainage</b><sup>58</sup></p> <p><b>O16</b> <i>Buildings</i> and other works are designed and sited to—</p> <p>a) provide flood free access to premises and flood free habitable areas;</p> <p>b) allow only minor, short term and infrequent flooding of non-habitable areas;</p> <p>c) ensure carparking areas can be adequately drained;</p> <p>d) ensure drainage does not adversely impact upon other premises; and</p> <p>e) ensure filling or excavation does not adversely impact upon other premises by—</p> <p>i. causing ponding of water on the <i>site</i> or nearby land;</p>	<p><b>S16.1</b> For new <i>buildings</i> or <i>structures</i> or additions of more than 50m<sup>2</sup> <i>gross floor area</i> to an existing building or structure, floor levels for <i>habitable rooms</i> are not less than the specified minimum floor levels;</p> <p>AND</p> <p><b>S16.2</b> Where Council infrastructure is available—</p> <p>a) any drainage (from buildings and land) flows to that infrastructure; and</p> <p>b) the infrastructure has the capacity to accept any additional loading.</p> <p>AND</p> <p><b>S16.3</b> For <b>Residential Uses</b>—</p>

<sup>58</sup> Information on minimum floor levels and flood levels for some parts of the Shire is available from Council. These provisions are not limited to areas shown as Flood Hazard Areas on overlay maps OM1.3-9.3.

column 1 Specific Outcomes	column 2 Probable solutions
<p>ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and</p> <p>iii. adversely affecting the flow of water in any overland flow path.</p>	<p>a) where slab on ground construction is used, filling does not extend more than 1m beyond the building footprint and access to car parking areas, measured from the outer walls of the building ; <b>or</b></p> <p>b) the design consists of a suspended floor construction;</p> <p>AND</p> <p><b>S16.4</b> Car parking and maneuvering areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; or</p> <p><b>S16.5</b> <i>Basements</i> for residential uses have flood immunity above the 1%AEP <i>defined flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p><b>S16.6</b> <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>defined flood event</i> that may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p>
<p><b>Sloping sites and ridgelines</b></p> <p><b>O17</b> Development on <i>sloping sites</i>—</p> <p>a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill;</p> <p>b) does not visually dominate the hill slope or interrupt the skyline;</p> <p>c) is integrated with the natural site characteristics including <i>vegetation</i>; and</p> <p>d) for <b>Multiple housing</b>, takes the form of small separate buildings;</p> <p>AND</p> <p><b>O18</b> On <i>steep slopes</i> or ridgelines which are visible from the <i>major road network</i>, areas of <i>public open space</i>, the Noosa River or the beaches—</p> <p>a) new <i>buildings</i> and <i>structures</i> including outbuildings, are designed so as not to dominate or detract from the scenic and environmental qualities of the <i>site</i> and its setting; and</p> <p>b) the external colour scheme of buildings is designed to blend with the natural elements of its surroundings.</p>	<p><b>S17.1</b> <i>Buildings</i> and associated access ways are not constructed on land with a slope greater than 1 in 4 (25%);</p> <p>AND</p> <p><b>S17.2</b> <i>Buildings</i> are of split level design that step down the slope or have a suspended floor construction;</p> <p>AND</p> <p><b>S17.3</b> Cut or fill is less than 2m in depth;</p> <p>AND</p> <p><b>S17.4</b> 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;</p> <p>AND</p> <p><b>S17.5</b> Buildings do not present as more storeys than is allowed in the relevant zone.</p> <p><b>S18.1</b> No solution provided</p>
<p><b>Public transport node</b></p> <p><b>O19</b> An accessible and safe public transport node is established and operated within Noosa Heads</p>	<p><b>S19.1</b> A public transport node is located within Noosa Heads as identified in Schedule</p>

column 1 Specific Outcomes	column 2 Probable solutions
that— a) links public transport services to other centres on the Sunshine Coast; and b) forms part of an integrated transport network that is accessible via pedestrian and bicycle pathways.	5 — Map 1.
<b>9.10 Environment, conservation and recreation</b>	
<b><i>Environmental and cultural heritage values</i></b> <b>O20</b> There are no significant adverse effects on biodiversity, native <i>vegetation</i> , habitats, landscape quality, water quality or cultural heritage values, including those related to— a) changes to natural drainage; b) disturbance to any of the <i>wetland</i> systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) changes to fauna habitat and behaviour; and g) disturbance of buildings and features, including natural features, of cultural heritage significance.	No solution provided
<b><i>Open space network</i></b> <b>O21</b> The integrated open space network is established, enhanced and protected throughout the locality to— a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians and cyclists; c) provide access to community uses and buildings, public open space and recreation areas, the beaches, Noosa National Park and Noosa River; d) provide habitat connectivity for wildlife; e) protect <i>watercourses</i> and <i>drainage lines</i> ; f) protect <i>vegetation</i> on <i>steep slopes</i> ; and g) form a scenic backdrop for <i>residential development</i> . AND <b>O22</b> Physical and visual links between <i>public open space</i> areas and <i>watercourses</i> are retained.	<b>S21.1</b> Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.  <b>S22.1</b> No solution provided
<b><i>Pedestrian and bicycle pathways</i></b> <b>O23</b> Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations.	<b>S23.1</b> Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15; AND <b>S23.2</b> Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.


column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Recreational opportunities</b>  <b>O24</b> Key recreation focal points, including Noosa National Park, Noosa River foreshore and mouth, Noosa Main Beach and Lion’s Park are maintained without significant changes to their landscape character, including as a result of increased infrastructure.</p>	<p>No solution provided</p>
<p><b>Noosa River</b>  <b>O25</b> Commercial development on and adjacent to the Noosa River is designed to –</p> <ul style="list-style-type: none"> <li>a) provide for uses for <i>marine facility purposes</i> only;</li> <li>b) be compatible with the scenic values of the waterway;</li> <li>c) provide a high level of amenity, including ensuring low ambient noise levels;</li> <li>d) not increase the overall scale and intensity of commercial operations;</li> <li>e) ensure no additional commercial leases on the Noosa River;</li> <li>f) ensure no net increase in the gross floor area of <i>buildings</i> or <i>structures</i>;</li> <li>g) use materials, natural finishes and colours that blend with the surrounding natural landscape; and</li> <li>h) reflect the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design).</li> </ul> <p><b>O26</b> Commercial development does not extend beyond existing commercial lease areas<sup>59</sup>.</p> <p><b>O27</b> The loading and unloading of passengers is confined to the commercial lease areas of the respective commercial operation.</p>	<p><b>S25.1</b> No solution provided</p> <p><b>S26.1</b> Development does not increase the overall footprint of commercial jetties and structures.</p> <p><b>S27.1</b> No probable solution</p>

<sup>59</sup> This refers to the commercial lease area existing at the time of gazettal of this plan.

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

Table 9.12

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.11 Consistent uses</b>	
<p><b>O28</b> 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"> <li>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>b) <b>Home-based business Types 1 or 2</b>;</li> <li>c) <b>Detached house</b>;</li> <li>d) <b>Community residence</b>; and</li> <li>e) <b>Visitor accommodation Type 1</b></li> </ul>	No solution provided
<b>9.12 Inconsistent uses</b>	
<p><b>O29</b> 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"> <li>a) <b>All Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> unless <b>Type 1</b> and an <i>estate sales office</i>;</li> <li>c) <b>Entertainment and dining business</b>;</li> <li>d) <b>Home-based business Type 3</b>;</li> <li>e) <b>Industrial business</b>;</li> <li>f) <b>Retail business</b>;</li> <li>g) <b>All Community Uses</b>;</li> <li>h) <b>Service and utility</b>;</li> <li>i) <b>All Infrastructure Uses</b></li> <li>j) <b>Multiple housing</b>; and</li> <li>k) <b>Visitor accommodation Types 2, 3 or 4</b></li> </ul>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.13 Built form</b>	
<b>Streetscape &amp; character</b>	
<p><b>O30</b> Buildings and structures—</p> <ul style="list-style-type: none"> <li>a) are at a scale and nature complementary and respectful to their surroundings;</li> <li>b) maintain the visual amenity of adjoining and surrounding development;</li> <li>c) are designed to address the street and contribute positively to the streetscape character;</li> <li>d) are not visually dominated by garages or carports;</li> <li>e) orientate front doors, feature windows and roof treatment towards the street;</li> </ul> <p>AND</p> <p><b>O31</b> Buildings and other structures provide for visual interest and amenity by:-</p> <ul style="list-style-type: none"> <li>a) staggering or separating continuous walls into smaller sections to vary the elevation; and</li> <li>b) providing well articulated building forms with strong vertical design features.</li> </ul>	<p><b>S30.1</b> The main entrance of the building faces and is recognisable from the street;</p> <p>AND</p> <p><b>S31.1</b> For buildings and other structures—</p> <ul style="list-style-type: none"> <li>a) the maximum <i>wall length</i> is 15m; and</li> <li>b) each external wall plane incorporates at least one design element to add visual interest and amenity such as windows, pergolas, sun shading devices, <i>balconies</i> or a change of building material (Refer to Figure 9.1 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).</li> </ul> <p><b>Figure 9.1—Use of design features to break up building bulk</b></p> <div style="text-align: center;">  </div>
<p>AND</p> <p><b>O32</b> Buildings give the physical appearance of being one <b>Detached house</b>, or a series of small separate <i>structures</i> having the appearance of <b>Detached houses</b>;</p> <p>AND</p> <p><b>O33</b> Buildings and structures are designed to address any waterfront aspect and to contribute positively to the waterfront character.</p>	<p><b>S32.1</b> No solution provided</p> <p><b>S33.1</b> No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Garages and carports</b>  <b>O34</b> Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p><b>S34.1</b> Garages and carports—</p> <ul style="list-style-type: none"> <li>a) have a front boundary <i>setback</i> of at least 6m; and</li> <li>b) adopt a roof form and building style similar to that of the building; and</li> <li>c) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the <i>frontage</i> width, whichever is the lesser, where the structure faces the street); or</li> <li>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.</li> </ul>




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

Table 9.13

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.14 Consistent uses</b>	
<p><b>O35</b> 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"> <li>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>b) <b>Home-based business Type1</b>;</li> <li>c) <b>Home-based business Type 2</b> where operated from a <b>Detached House</b>;</li> <li>d) <b>Detached house</b>;</li> <li>e) <b>Community residence</b>;</li> <li>f) <b>Multiple housing Types 2 or 3</b>;</li> <li>g) <b>Multiple housing Type 4</b> where <ul style="list-style-type: none"> <li>i) located in precinct E1 of Noosa Springs; or</li> <li>ii) located on premises bounded by Grant St, Katherina St, Noosa Drive and Banksia Ave; or</li> <li>iii) the site area is no less than 800m<sup>2</sup>; or</li> </ul> </li> <li>h) <b>Visitor accommodation Type 4</b> if located on Lot 2 on SP110327 at Noosa Drive; and</li> <li>i) <b>Visitor Accommodation Type 4</b> if a resort hotel within Precinct F of Noosa Springs</li> </ul>	<p>No solution provided</p>



column 1 Specific Outcomes	column 2 Probable solutions
<b>9.15 Inconsistent uses</b>	
<p><b>O36</b> 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"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> unless <b>Type 1</b> and an <i>estate sales office</i>;</li> <li>c) <b>Entertainment and dining business</b>;</li> <li>a) <b>Home-based business Type 2</b> other than where operated from a <b>detached house</b>;</li> <li>d) <b>Home-based business Type 3</b>;</li> <li>e) <b>Industrial business</b>;</li> <li>f) <b>Retail business</b>;</li> <li>g) All <b>Community Uses</b>;</li> <li>h) <b>All Infrastructure Uses</b>;</li> <li>i) <b>Ancillary dwelling unit</b>;</li> <li>j) <b>Multiple housing Type 4</b> if not             <ul style="list-style-type: none"> <li>i) located in precinct E1 of Noosa Springs; or</li> <li>ii) located on premises bounded by Grant St, Katherina St, Noosa Drive and Banksia Ave; or</li> <li>iii) the site area is less than 800m<sup>2</sup>;</li> </ul> </li> <li>k) <b>Multiple housing Type 5</b>;</li> <li>l) <b>Visitor Accommodation Types 1, 2 or 3</b>; and</li> <li>m) <b>Visitor accommodation Type 4</b> if not—             <ul style="list-style-type: none"> <li>i) located on Lot 2 on SP110327 at Noosa Drive; or</li> <li>ii) a resort hotel within precinct F of Noosa Springs.</li> </ul> </li> </ul>	<p>No solution provided</p>
<b>9.16 Effects of use</b>	
<p><b>Visitor accommodation</b></p> <p><b>O37</b> Lot 2 on SP110327 at Noosa Drive is developed and maintained for visitor accommodation.</p>	<p>No solution provided.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>9.17 Built form</b></p> <p><b>Streetscape &amp; character</b></p> <p><b>O38 Buildings and other structures—</b></p> <ul style="list-style-type: none"> <li>a) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front façade;</li> <li>b) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties;</li> <li>c) present as a small building of a domestic scale within a landscaped setting; and</li> <li>d) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street;</li> </ul> <p><b>Figure 9.1—Use of design features to break up building bulk</b></p>  <p><b>Figure 9.2—Adding visual interest to facades</b></p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px; font-size: 2em;">✘</div>  </div> <p>THE BUILDING ABOVE IS INCONSISTENT WITH THE OUTCOMES AS THERE IS NO ARTICULATION OR VISUAL INTEREST. THE FOLLOWING BUILDING IS CONSISTENT AS IT IS WELL ARTICULATED, CREATES DIFFERENT SHADOW LINES AND IS VISUALLY INTERESTING.</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px; font-size: 2em;">✔</div>  </div>	<p><b>S38.1</b> The main entrance of the building faces and is recognisable from the street; AND</p> <p><b>S38.2 Buildings and other structures</b> are designed to—</p> <ul style="list-style-type: none"> <li>a) have a maximum <i>wall length</i> of 15m and each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, <i>balconies</i> or a change of building material see Figure 9.1 and Figure 9.2);</li> <li>b) vary and break up the roof form through gables or different pitches to add visual interest and define the individual <i>dwelling units</i> (see Figure 9.1 and Figure 9.2);</li> <li>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 Figure 9.1 and Figure 9.2);</li> <li>d) break up building façades by incorporating different but complimentary colours, textures and building materials; and</li> <li>e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings;</li> </ul> <p>AND</p> <p><b>S38.3</b> For corner sites the building design addresses both street frontages by—</p> <ul style="list-style-type: none"> <li>a) including doors and windows on each face of the building that fronts a road; and</li> <li>b) incorporating an access point from each street, one for each of the dwelling units.</li> </ul>

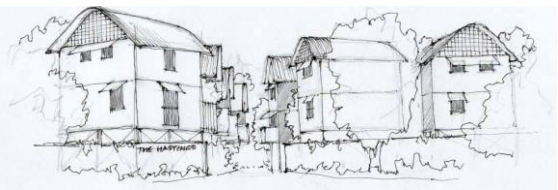
column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Garages and carports</b></p> <p><b>O39</b> Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) provide for resident and visitor parking;</li> <li>b) visually integrate with the building and to not dominate the street front;</li> <li>c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas;</li> <li>d) minimise the number of driveway accesses; and</li> <li>e) allow safe and efficient access to and egress from the premises.</li> </ul>	<p><b>S39.1</b> 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><b>S39.2</b> 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><b>S39.3</b> 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;</p> <p>OR</p> <p><b>S39.4</b> 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><b>S39.5</b> Where located on the <b>major road network</b> 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><b>S39.6</b> 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><b>Front fences and walls</b></p> <p><b>O40</b> Front fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) contribute to the attractiveness of the street;</li> <li>b) be compatible with the existing streetscape character;</li> <li>c) relate to the architectural period of the building;</li> <li>d) avoid interference with the movement of surface stormwater;</li> <li>e) allow for casual surveillance from the street or where premises adjoin part of the <i>major road network</i>, mitigate traffic noise;</li> <li>f) provide for planting in front of high solid fences and walls; and</li> <li>g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath.</li> </ul>	<p><b>S40.1</b> 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><b>S40.2</b> 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><b>S40.3</b> 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 9.14

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.18 Consistent uses</b>	
<p><b>O41</b> 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"> <li>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>b) <b>Home-based business Type 1</b>;</li> <li>c) <b>Home-based business Type 2</b> where operated from a <b>detached house</b>;</li> <li>d) <b>Detached house</b>; or <b>Community residence</b> if not on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004);</li> <li>e) <b>Multiple housing</b> if not on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004); and</li> <li>f) <b>Visitor accommodation Types 1, 2, or 4.</b></li> </ul>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.19 Inconsistent uses</b>	
<p><b>O42</b> 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"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> unless <b>Type 1</b> and an <i>estate sales office</i>;</li> <li>c) <b>Entertainment and dining business</b>;</li> <li>d) <b>Home-based business Types 2 or 3</b>;</li> <li>e) <b>Industrial business</b>;</li> <li>f) <b>Retail business</b>;</li> <li>g) All <b>Community Uses</b>;</li> <li>h) All <b>Infrastructure Uses</b>;</li> <li>i) <b>Detached House</b>; or <b>Community residence</b> if on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004);</li> <li>j) <b>Ancillary dwelling unit</b>; and</li> <li>k) <b>Multiple Housing</b> if on Lot 889 SP203086 being the Viridian Noosa Resort at Viewland Drive or Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004); and</li> <li>l) <b>Visitor accommodation Type 3</b>.</li> </ul>	<p>No solution provided</p>
<b>9.20 Effects of use</b>	
<p><b>Visitor accommodation Type 4</b></p> <p><b>O43</b> The following <i>sites</i> are developed and maintained for <b>Visitor accommodation Type 4</b> and associated <b>Business Uses</b>—</p> <ul style="list-style-type: none"> <li>a) Part of Lot 603 on SP188270 being the Settlers Cove resort site (as identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004); and</li> <li>b) Lot 889 SP203086 being Viridian Noosa Resort at Viewland Drive.</li> </ul>	<p>No solution provided.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>9.21 Built form</b></p> <p><b>Streetscape &amp; character</b></p> <p><b>O44 Buildings and structures—</b></p> <ul style="list-style-type: none"> <li>a) contribute positively to the streetscape character by addressing the street and adding visual amenity through stepping the front façade;</li> <li>b) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties;</li> <li>c) vary in line and plane;</li> <li>d) utilise various building styles and materials to create diversity and visual interest in the streetscape;</li> <li>e) make use of verandahs, balconies, eaves, and roof overhangs for aesthetic, and lifestyle reasons;</li> <li>f) integrate landscaping into the building design to provide visual relief and screening; and</li> <li>g) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street.</li> </ul> <p><b>O45 Buildings and structures</b> take the form of small separate buildings, rather than large single bulky developments.</p>	<p><b>S44.1 Buildings and other structures</b> are designed to—</p> <ul style="list-style-type: none"> <li>a) have a maximum <i>wall length</i> 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);</li> <li>b) vary and break up the roof forms through gables or different pitches to add visual interest and define the individual dwelling units;</li> <li>c) provide individual segmented <i>balconies</i> for each dwelling unit to reduce dominant horizontal banding;</li> <li>d) visually break up building façades by incorporating different but complimentary colours, textures and building materials; and</li> <li>e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings (see Figure 9.3).</li> </ul> <p><b>Figure 9.3—Consistent design</b></p>  <p><b>S45.1 Buildings</b> have no more than 6 attached dwelling units.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Garages and carports</b></p> <p><b>O46</b> Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) provide for resident and visitor parking;</li> <li>b) visually integrate with the building and to not dominate the street front;</li> <li>c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas;</li> <li>d) minimise the number of driveway accesses; and</li> <li>e) allow safe and efficient access to and egress from the premises.</li> </ul>	<p><b>S46.1</b> Garages and carports—</p> <ul style="list-style-type: none"> <li>a) have a front boundary setback of at least 6m; and</li> <li>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</li> <li>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;</li> </ul> <p>AND</p> <p><b>S46.2</b> Where multiple lock up garages face the street garage doors 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><b>S46.3</b> 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><b>S46.4</b> 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><b>Front fences &amp; walls</b></p> <p><b>O47</b> Front fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) contribute to the attractiveness of the street;</li> <li>b) be compatible with the existing streetscape character;</li> <li>c) relate to the architectural period of the building;</li> <li>d) avoid interference with the movement of surface stormwater;</li> <li>e) allow for casual surveillance from the street or on main roads, mitigate traffic noise;</li> <li>f) provide for planting in front of high solid fences and walls; and</li> <li>g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath.</li> </ul>	<p><b>S47.1</b> 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><b>S47.2</b> 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><b>S47.3</b> 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 9.15

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.22 Consistent uses</b>	
<p><b>O48</b> 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"> <li>a) <b>Commercial business;</b></li> <li>b) <b>Entertainment and dining business Types 1 or 2;</b></li> <li>c) <b>Home-based business Type 1;</b></li> <li>d) <b>Retail business Types 1 or 2;</b></li> <li>e) <b>Education Type;</b></li> <li>f) <b>Wellbeing Type 2;</b></li> <li>g) <b>Transport Type 1;</b></li> <li>h) <b>Ancillary dwelling unit;</b></li> <li>i) <b>Multiple housing Types 2, 3, 4 or 5; and</b></li> <li>j) <b>Visitor accommodation Types 2 or 4</b></li> </ul>	No solution provided
<b>9.23 Inconsistent uses</b>	
<p><b>O49</b> 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"> <li>a) <b>All Agricultural Uses;</b></li> <li>b) <b>Entertainment and dining business Type 3;</b></li> <li>c) <b>Home-based business Types 2 or 3;</b></li> <li>d) <b>Industrial business;</b></li> <li>e) <b>Retail business Types 3, 4 or 5;</b></li> <li>f) <b>Education Types 1, 2 or 3;</b></li> <li>g) <b>Emergency service;</b></li> <li>h) <b>Open space;</b></li> <li>i) <b>Wellbeing Types 1, 3 or 4;</b></li> <li>j) <b>Service and utility;</b></li> <li>k) <b>Transport Types 2, 3, 4 or 5;</b></li> <li>l) <b>Detached house;</b></li> <li>m) <b>Community residence; and</b></li> <li>n) <b>Visitor accommodation Types 1 or 3.</b></li> </ul>	No solution provided



column 1 Specific Outcomes	column 2 Probable solutions
<b>9.24 Effects of use</b>	
<p><b>Character and amenity</b></p> <p><b>O50</b> Hastings Street is predominantly residential in nature with non-residential uses limited to the ground floor.</p> <p><b>O51</b> Mixed-use <i>development</i>, incorporating <b>Visitor accommodation</b>, is designed and operated to ensure <b>Business Uses</b> and <b>Community Uses</b> do not have any adverse impact on the amenity enjoyed by residents and visitors, including impacts associated with—</p> <ul style="list-style-type: none"> <li>a) visual and acoustic privacy;</li> <li>b) safety and security; and</li> <li>c) lighting;</li> </ul> <p>AND</p> <p><b>O52</b> The character and amenity of the street is protected through—</p> <ul style="list-style-type: none"> <li>a) a single access point to the development;</li> <li>b) dense street planting and a variety of alfresco dining and sitting areas serving as local meeting places;</li> <li>c) small separate <i>buildings</i>, rather than large single bulking <i>buildings</i>; and</li> <li>d) <i>uses</i> on the ground floor level being <b>Business Uses</b> such as shops, cafes, restaurants that create active building fronts, with <i>accommodation units</i> located above. </li></ul>	<p><b>S50.1</b> The number of non-residential tenancies developed on a <i>site</i> does not exceed the rate of 1 per 20 <i>accommodation units</i> or <i>dwelling units</i>; provided that non-<b>Residential Uses</b> with a <i>use area</i> over 100m<sup>2</sup> are calculated as 2 tenancies.</p> <p><b>S51.1</b> No <i>development</i> has a non-<b>Residential Use</b> component of more than 20% of the <i>gross floor area</i> on the <i>site</i>; AND</p> <p><b>S51.2</b> No single <b>Business Use</b> has a <i>use area</i> in excess of 300m<sup>2</sup>; AND</p> <p><b>S51.3</b> Business deliveries are undertaken only between the hours of 6am to 7pm; AND</p> <p><b>S51.4</b> <b>Business Uses</b> operate only between the hours of 7am and 9pm with the exception of <b>Entertainment and dining business</b>, which may operate until 2am; AND</p> <p><b>S52.1</b> <b>Residential Uses</b> are located above the ground floor level.</p>
<p><b>Entertainment and dining business uses</b></p> <p><b>O53</b> <b>Entertainment and dining business</b> uses are designed to avoid:-</p> <ul style="list-style-type: none"> <li>a) creating excessive traffic or amenity impacts on Hastings Street; or</li> <li>b) interrupting the pedestrian flow along footpaths.</li> </ul>	<p><b>S53.1</b> <b>Entertainment and dining business uses</b> do not include drive-through facilities for purchasing food or alcohol.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b><i>Pedestrian connectivity and scenic amenity</i></b>  <b>O54</b> Vistas from Hastings Street to the beach are protected and enhanced;            AND  <b>O55</b> Pedestrian links from Hastings Street to the beach, adjacent parkland, national park, foreshores, reserves and residential neighbourhoods are enhanced;            AND  <b>O56</b> Fences between <i>buildings</i> and the beach are designed and sited to be sympathetic with the scenic amenity of the beachfront and do not degrade the beachfront character.</p>	<p><b>S54.1</b> No solution provided</p> <p><b>S55.1</b> No solution provided</p> <p><b>S56.1</b> Fences between buildings and the beach—            a) are no more than 1.5m in height;            b) are of <i>open construction</i> (at least 50% transparent);            c) incorporate lightweight materials; and            d) incorporate dark colours to blend with the natural landscape.</p>
<p><b><i>Visitor accommodation Type 4</i></b>  <b>O57</b> Lot 7 on RP802632 being the Noosa Sheraton Resort in Hastings Street is developed and maintained for <b>Visitor accommodation Type 4</b> and offers associated <b>Business Uses</b>.</p>	<p>No solution provided.</p>
<p><b>9.25 Built form</b></p>	
<p><b><i>Streetscape &amp; character</i></b>  <b>O58</b> <i>Development—</i>            a) respects and complements the existing neighbourhood character;            b) addresses the street and contributes positively to the streetscape;            c) incorporates attractive and contemporary designs;            d) contributes positively to the skyline with <i>pitched roofs</i>;            e) provides variation and vitality in setback alignment;            f) incorporates outdoor dining or landscaped areas;            g) includes covered pedestrian entrances to premises;            h) varies in line and plane;            i) employs landscape designs in front building setback areas and footpath areas that are in character with existing streetscape themes;            j) provides for a variety of <i>balconies</i>, verandahs, railing treatment and awnings but with limited covering of pedestrian areas;            k) uses a variety of building materials to add to the diversity and visual interest within the streetscape; and            l) provides separate entrances for <b>Business Uses</b> and <b>Residential Uses</b> within the one <i>building</i>.</p>	<p><b>S58.1</b> Ground floor uses have at least 50% transparent glazing to shopfronts to create active street fronts.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Carparking and access</b></p> <p><b>O59</b> On-site covered and open carpark areas are generally screened from the street to avoid visually dominating the streetscape and detracting from the pedestrian orientated character of Hastings Street; AND</p> <p><b>O60</b> Hastings Street is maintained as a narrow traffic way, whilst allowing for parking and loading of vehicles on the street; AND</p> <p><b>O61</b> On site covered carparking areas are accessible to residents, customers, staff and visitors during business hours.</p>	<p><b>S59.1</b> and <b>S60.1</b> and <b>S61.1</b></p> <p>Parking spaces are located such that—</p> <ul style="list-style-type: none"> <li>a) open carparking spaces are concealed from the Hastings Street and Noosa Drive frontages;</li> <li>b) a single ingress or egress point is provided for all carparking;</li> <li>c) a 6m landscaped setback is provided between the parking spaces and the road reserve; and</li> <li>d) they are accessible to patrons and staff during business hours with security gating only activated for <b>Commercial Uses</b> outside of business hours.</li> </ul>

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

Table 9.16

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.26 Consistent uses</b>	
<p><b>O62</b> 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"> <li>a) <b>Commercial business;</b></li> <li>b) <b>Entertainment &amp; dining Types 1 or 2;</b></li> <li>c) <b>Retail business Types 1, 2 or 7;</b></li> <li>d) <b>Education Types 1, 3 or 4;</b></li> <li>e) <b>Wellbeing Type 2;</b></li> <li>f) <b>Transport Type 1; and</b></li> <li>g) <b>Ancillary dwelling unit.</b></li> </ul>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.27 Inconsistent uses</b>	
<p><b>O63</b> 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"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Entertainment and dining business Type 3</b>;</li> <li>c) <b>Home-based business</b>;</li> <li>d) <b>Industrial business</b>;</li> <li>e) <b>Retail business Types 3, 4, 5 or 6</b>;</li> <li>f) <b>Education Type 2</b>;</li> <li>g) <b>Emergency service</b>;</li> <li>h) <b>Open space</b>;</li> <li>i) <b>Wellbeing Types 1, 3 or 4</b>;</li> <li>j) <b>Service and utility</b>;</li> <li>k) <b>Transport Types 2, 3 or 4</b>;</li> <li>l) <b>Detached house</b>;</li> <li>m) <b>Community residence</b>;</li> <li>n) <b>Multiple housing</b>; and</li> <li>o) <b>Visitor accommodation</b>.</li> </ul>	<p>No solution provided</p>
<b>9.28 Effects of use</b>	
<p><b>Amenity</b></p> <p><b>O64</b> The Neighbourhood Centre Zone accommodates a range of <b>Business Uses</b> that provide for the immediate needs of nearby residents, and dining opportunities, in a manner that does not impact on nearby residential amenity through excessive traffic, noise, artificial lighting, fumes or the loss of privacy;</p> <p>AND</p> <p><b>O65</b> <i>Buildings</i> are sited and oriented to minimise the potential for overlooking into the <i>private open space</i> of adjacent <b>Residential Uses</b>;</p> <p>AND</p> <p><b>O66</b> Fencing, landscaping or other screening devices are used to mitigate potential privacy impacts on adjoining <b>Residential Uses</b>.</p>	<p>No solution provided.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.29 Built form</b>	
<p><b>Streetscape &amp; character</b>  <b>O67</b> Buildings and other structures present a high quality streetscape with building elements and forms that—</p> <ul style="list-style-type: none"> <li>a) define the street and public spaces;</li> <li>b) integrate with the established pattern and scale of the neighbourhood centre;</li> <li>c) create pedestrian scale and visual interest;</li> <li>d) contribute to their setting including the skyline; and</li> <li>e) are consistent with the bulk and scale of buildings on adjoining or nearby land;</li> </ul> <p>AND</p> <p><b>O68</b> Buildings contribute positively to the streetscape character by—</p> <ul style="list-style-type: none"> <li>a) incorporating <b>Business Uses</b> such as shops, cafes and restaurants on the ground floor, with offices located above to create active shop fronts;</li> <li>b) presenting subtle changes in colours, textures and materials to break up the building façades;</li> <li>c) integrating signage with the building design;</li> <li>d) integrating landscaping into the building design and carparking areas; and</li> <li>e) providing areas for outdoor dining and meeting opportunities on the ground level;</li> </ul> <p>AND</p> <p><b>O69</b> Bulky and obtrusive structures, including plant and equipment, storage areas, garbage collection areas and off street parking areas are screened to reduce their visual impacts.</p>	<p>No solution provided</p> <p><b>S68.1</b> Ground floor premises provide at least 50% transparent glazing to shop fronts to create active building fronts.</p> <p><b>S69.1</b> No solution provided.</p>
<p><b>Pedestrian amenity and safety</b>  <b>O70</b> External covered spaces and pedestrian walkways—</p> <ul style="list-style-type: none"> <li>a) are sheltered from excessive sunlight and inclement weather;</li> <li>b) are at least 2.5m wide;</li> <li>c) allow natural light to pass through to internal spaces;</li> <li>d) ensure continuity in awning heights;</li> <li>e) create intimate spaces;</li> <li>f) contribute to the vitality of the street</li> <li>g) create active building fronts; and</li> <li>h) maximise opportunities for casual surveillance;</li> </ul> <p>AND</p> <p><b>O71</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons;</p> <p>AND</p> <p><b>O72</b> Pathways allow clear sightlines in all directions;</p> <p>AND</p> <p><b>O73</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.</p>	<p><b>S70.1</b> Cantilevered awnings no lower than 2.7m and no higher than 3m in height cover the footpaths;</p> <p>AND</p> <p><b>S70.2</b> Awnings that fall towards the street are at least 2.4m at the lowest point;</p> <p>AND</p> <p><b>S70.3</b> Awnings are to be setback a minimum of 500mm from the kerb.</p> <p><b>S71.1</b> No solution provided</p> <p><b>S72.1</b> No solution provided</p> <p><b>S73.1</b> No solution provided</p>

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

Table 9.17

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.30 Consistent uses</b>	
<p><b>O74</b> The following defined uses and use classes are consistent uses and are located in the Business Centre Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business;</b></li> <li>b) <b>Entertainment and dining business;</b></li> <li>c) <b>Retail business Types 1, 2, 4, 5, 6 or 7;</b></li> <li>d) <b>Education Type 3 or 4;</b></li> <li>e) <b>Emergency service Type 1;</b></li> <li>f) <b>Wellbeing Type 2;</b></li> <li>g) <b>Transport Types 1 or 2;</b></li> <li>h) <b>Ancillary dwelling unit; and</b></li> <li>i) <b>Multiple Housing Type 4</b> consisting of <i>small dwelling units</i> and where part of a Mixed Use Development</li> </ul>	<p>No solution provided</p>
<b>9.31 Inconsistent uses</b>	
<p><b>O75</b> The following defined uses and use classes are inconsistent uses and are not located in the Business Centre Zone—</p> <ul style="list-style-type: none"> <li>a) <b>All Agricultural Uses;</b></li> <li>b) <b>Home-based business;</b></li> <li>c) <b>Industrial business;</b></li> <li>d) <b>Retail business Type 3;</b></li> <li>e) <b>Education Types 1 or 2;</b></li> <li>f) <b>Emergency service Type 2;</b></li> <li>g) <b>Open space;</b></li> <li>h) <b>Wellbeing Types 1, 3 or 4;</b></li> <li>i) <b>Service and utility;</b></li> <li>j) <b>Transport Types 3 or 4;</b></li> <li>k) <b>Detached house;</b></li> <li>l) <b>Community residence;</b></li> <li>m) <b>Multiple housing</b> if not <b>Type 4</b> consisting of <i>small dwelling units</i>; and</li> <li>n) <b>Visitor accommodation</b></li> </ul>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.32 Effects of use</b>	
<p><b>Amenity</b>  <b>O76</b> <i>Development</i> maintains the amenity, vitality and character of the Noosa Junction commercial strip by—</p> <ul style="list-style-type: none"> <li>a) the inclusion of <b>Retail</b> and <b>Commercial business</b> uses and <b>Entertainment and dining business</b> uses that serve as a focal point for residents and visitors;</li> <li>b) preserving its low key and low density nature; and</li> <li>c) siting and designing off street parking areas to the rear of buildings or <i>basements</i> and integrating parking spaces with plantings.</li> </ul>	<p>No solution provided.</p>
<p><b>Mixed use development</b>  <b>O77</b> Uses on the ground floor contribute to the function of the business centre.</p> <p>AND</p> <p><b>O78</b> Residents do not compete with customers for carparking spaces.</p>	<p><b>S77.1</b> Where <b>multiple housing</b> (<i>small dwelling units</i>) or <b>ancillary dwelling units</b> are incorporated, residential uses are not located on the ground floor but are located above business or community uses; and  <b>S77.2</b> Separate identifiable residential entrances are provided for any residential uses;  AND  <b>S78.1</b> Resident carparking is limited to one space per dwelling unit or accommodation unit;  and  <b>S78.2</b> Resident carparking is not located in the road reserve or between the residential or business building and the principal street frontage.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Function of the Shire Business Centre</b>  <b>O79</b> Uses within the Noosa Junction Business Centre do not detract from the function of the Shire Business Centre as the principal business centre in the former Noosa Shire.</p>	<p>No solution provided.</p>
<p><b>9.33 Built form</b></p>	
<p><b>Streetscape &amp; character</b>  <b>O80</b> Buildings and structures are sited and designed to—</p> <ul style="list-style-type: none"> <li>a) integrate with the established pattern and scale of the business centre;</li> <li>b) present a high quality streetscape incorporating building elements that define the street and public spaces as well as create human scale and visual interest;</li> <li>c) contribute to their setting including the skyline;</li> <li>d) retain and enhance pedestrian links between buildings and public open spaces;</li> <li>e) provide front building alignments consistent with neighbouring premises, except where retaining existing trees and providing for tall canopy trees and outdoor dining areas;</li> <li>f) present changes in colours, textures and materials to break up the building façades; and</li> <li>g) present articulation in building facades to avoid large blank walls.</li> </ul>	<p><b>S80.1</b> Uses on the ground floor—</p> <ul style="list-style-type: none"> <li>a) have at least 50% transparent glazing to the front wall;</li> <li>b) have their main entrance facing the street; and</li> <li>c) include outdoor dining or seating areas.</li> </ul>
<p><b>Pedestrian walkways</b>  <b>O81</b> Street awnings are designed and located to—</p> <ul style="list-style-type: none"> <li>a) provide continuous weather protection to pedestrians;</li> <li>b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</li> <li>c) provide a feeling of enclosure and human scale for pedestrians so as to contribute to a “sense of place”;</li> <li>d) have an adequate clearance distance from the kerb to prevent obstruction; and</li> <li>e) contribute to an attractive streetscape environment.</li> </ul>	<p><b>S81.1</b> Street awnings are—</p> <ul style="list-style-type: none"> <li>a) at least 2.5m in depth;</li> <li>b) provided along the full frontage of the building;</li> <li>c) setback a minimum of 500mm from the kerb; and</li> <li>d) are no more than 500mm higher or lower than adjacent awnings that are less than 2m away <b>or</b> are no more than 3m in height.</li> </ul>



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

Table 9.18

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.34 Consistent uses</b>	
<p><b>O82</b> The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial Business Type 2</b> where in conjunction with a <b>Community Use</b>;</li> <li>b) <b>Entertainment &amp; dining Types 1 or 2</b> where in conjunction with a <b>Community Use</b>;</li> <li>c) All <b>Community Uses</b>;</li> <li>d) All <b>Infrastructure Uses</b>;</li> <li>e) <b>Ancillary dwelling unit</b>;</li> <li>f) <b>Multiple housing Type 3</b>; and</li> <li>g) <b>Visitor accommodation Type 4</b> if a <i>visitor hostel</i> and located on Lot 2 on RP865533 at Halse Lane</li> </ul>	No solution provided
<b>9.35 Inconsistent uses</b>	
<p><b>O83</b> The following defined uses and use classes are inconsistent uses and are not located in the Community Services Zone—</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial Business unless Type 2</b> and in conjunction with a <b>Community Use</b></li> <li>c) <b>Entertainment &amp; dining Business</b> where not <b>Types 1 or 2</b> and in conjunction with a <b>Community Use</b>;</li> <li>d) <b>Detached house</b>;</li> <li>e) <b>Community residence</b>;</li> <li>f) <b>Multiple housing Types 2, 4 or 5</b>;</li> <li>g) <b>Visitor accommodation</b>; and</li> <li>h) <b>Visitor accommodation Types 1, 2 or 3 or Type 4</b> if not a <i>visitor hostel</i> located on Lot 2 on RP865533 at Halse Lane.</li> </ul>	No solution provided
<b>9.36 Effects of use</b>	
<p><b>O84</b> <i>Uses</i> are located, designed and operated to—</p> <ul style="list-style-type: none"> <li>a) provide focal points for the community;</li> <li>b) relate to the setting of the locality; and</li> <li>c) be accessible and functional for a wide range of users and uses.</li> </ul>	No solution provided
<p><b>Residential Uses</b></p> <p><b>O85</b> Retirement and Special Needs Housing provides secure housing for people with limited mobility while allowing residents to interact with their surrounding neighbourhood</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Co-location of community uses</b>  <b>O86</b> Buildings are designed and sited to encourage co-locating of a range of <b>Community Uses</b>.</p>	No solution provided.
<b>9.37 Built form</b>	
<p><b>Amenity</b>  <b>O87</b> Uses and buildings are designed and located to ensure efficiency in pedestrian, parking and traffic movements to ensure the safety of users.  <b>O88</b> Buildings contribute positively to the streetscape through the use of—            a) vertical and horizontal articulation in the front building façade;            b) subtle changes in textures and materials to break up the building façades; and            c) retention of mature vegetation;            AND  <b>O89</b> Landscaping is integrated amongst buildings and within car parking areas;            AND  <b>O90</b> Where land adjoins the <i>major road network</i> or land within a <i>residential zone</i>—            a) <i>development</i> is appropriately <i>buffered</i> by <i>vegetation</i> or other screening;            b) <i>development</i> is of a scale consistent with buildings in the adjoining residential zone; and            c) <i>buildings</i> and other structures contribute to the streetscape and skyline;            AND  <b>O91</b> Any premises adjacent to land in a <i>residential zone</i> has—            a) a building scale that does not dominate the residential premises or the residential character of the streetscape; and            b) landscaped setbacks consistent with that required for the <i>residential zone</i>.</p>	No solution provided.

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

Table 9.19

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.38 Consistent uses</b>	
<p><b>O92</b> The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Entertainment &amp; dining Type 1</b> if a Golf Clubhouse in Precinct G of Noosa Springs;</li> <li>b) <b>Entertainment &amp; dining Type 2;</b></li> <li>c) <b>Education Type 1</b> if located in Precinct G of Noosa Springs;</li> <li>d) <b>Emergency services Type 2;</b></li> <li>e) <b>Open space;</b></li> <li>f) <b>Wellbeing Type 2;</b></li> <li>g) <b>Transport Type 1;</b></li> <li>h) <b>Ancillary dwelling unit;</b> and</li> <li>i) <b>Visitor Accommodation Type 2.</b></li> </ul>	No solution provided
<b>9.39 Inconsistent uses</b>	
<p><b>O93</b> The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses;</b></li> <li>b) <b>Commercial Business;</b></li> <li>c) <b>Entertainment &amp; dining Type 1</b> if not a Golf Clubhouse in Precinct G of Noosa Springs</li> <li>d) <b>Entertainment &amp; dining Type 2</b> if not gymnasium, sauna or spa located in Precinct G of Noosa Springs;</li> <li>e) <b>Entertainment &amp; Dining Type 3;</b></li> <li>f) <b>Education</b> if not <b>Type 1</b> located in Precinct 6 of Noosa Springs;</li> <li>g) <b>Home-based business;</b></li> <li>h) <b>Industrial business;</b></li> <li>i) <b>Retail Business;</b></li> <li>j) <b>Education</b> if not <b>Type 1</b> located in Precinct G of Noosa Springs;</li> <li>k) <b>Emergency services Type 1;</b></li> <li>l) <b>Wellbeing Types 1, 3 or 4;</b></li> <li>m) <b>Service and utility;</b></li> <li>n) <b>Transport Types 2, 3 or 4;</b></li> <li>o) <b>Detached house;</b></li> <li>p) <b>Community residence;</b></li> <li>q) <b>Multiple housing;</b> and</li> <li>r) <b>Visitor accommodation Types 1, 3 and 4</b></li> </ul>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.40 Built form</b>	
<p><b>O94</b> Buildings and structures are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) encourage the co-locating of a range of <b>Open space</b> uses;</li> <li>b) be attractive, comfortable and accessible to the public; and</li> <li>c) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and convenience and public safety.</li> </ul>	No solution provided.
<b>9.41 Open space, environment and conservation</b>	
<p><b>Environmental values</b></p> <p><b>O95</b> Where land within the Open Space Recreation Zone has natural environmental values, these values are protected against any development impacts and determine the suitability of any land use; AND</p> <p><b>O96</b> Only uses that do not adversely impact on the natural environmental values of the land are established.</p>	No solution provided.

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

Table 9.20

column 1 Specific Outcomes	column 2 Probable solutions
<b>9.42 Consistent uses</b>	
<p><b>O97</b> The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone—</p> <p>a) <b>Education Type 4</b>, if an <i>information centre</i>; and</p> <p>b) <b>Open Space Type 2</b></p>	No solution provided
<b>9.43 Inconsistent uses</b>	
<p><b>O98</b> The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <p>a) All <b>Agricultural Uses</b>;</p> <p>b) All <b>Business Uses</b>;</p> <p>c) <b>Education Types 1, 2 or 3</b>;</p> <p>d) <b>Education Type 4</b>, except if an <i>information centre</i>;</p> <p>e) <b>Emergency services</b>;</p> <p>f) <b>Open space Type 1</b>;</p> <p>g) <b>Wellbeing</b>;</p> <p>h) All <b>Infrastructure Uses</b>; and</p> <p>i) All <b>Residential Uses</b></p>	No solution provided
<b>9.44 Built form</b>	
<p><b>O99</b> <i>Buildings</i> and other <i>structures</i> are designed and sited—</p> <p>a) to be accessible to the public;</p> <p>b) to provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction, convenience and public safety; and</p> <p>c) to not dominate or detract from the scenic and environmental qualities of the <i>site</i> and its setting;</p> <p>AND</p> <p><b>O100</b> The external colour scheme of buildings and other structures blends with the natural elements of the surrounds.</p>	No solution provided
<b>9.45 Open space, environment and conservation</b>	
<p><b>Recreation opportunities</b></p> <p><b>O101</b> Access to the Noosa River system, Noosa National Park, the beaches, foreshores and other open space is defined and controlled by the establishment of key access nodes, which are designed and sited such that the level of environmental impact on these open space systems are minimised or reduced.</p>	No solution provided.