Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

(a) there is a strong sensitivity to the effects of development

(b) there is a constraint on land use or development

(c) there are valuable resources

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2 (mapping).

(3) The changed category of development or assessment, if applicable, for development affected by an overlay is in Part 5 Tables of Assessment.

(4) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay

(b) a code for an overlay

(c) a zone code

(d) a local plan code

(e) a development code

(5) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.

8.2 Overlay codes

The overlay codes for the planning scheme are:

(a) Acid Sulfate Soils Overlay Code

(b) Biodiversity, Waterways and Wetlands Overlay Code

(c) Bushfire Hazard Overlay Code

(d) Coastal Protection and Scenic Amenity Overlay Code

(e) Extractive Resources Overlay Code

(f) Flood Hazard Overlay Code

(g) Heritage Overlay Code

(h) Landslide Hazard Overlay Code

(i) Regional Infrastructure Overlay Code

8.2.1 Acid Sulfate Soils Overlay Code

8.2.1.1 Application

(1) This code applies to assessable development:

(a) subject to the Acid Sulfate Soils Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Acid Sulfate Soils overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

***Editor's Note**—the Acid Sulfate Soils Overlay Maps in Schedule 2 (Mapping) identify the following areas potentially subject to acid sulfate soils:-*

(a) Area 1 (Above 5 metres to 20 metres AHD); and

(b) Area 2 (5 metres AHD or below).

***Editor's Note**—Planning scheme policy for Assessment of Natural Hazards provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an ASS investigation report and management plan.*

8.2.1.2 Purpose and overall outcome

(1) The purpose of the Acid Sulfate Soils overlay code is to ensure that the generation or release of acid and metal contaminants from acid sulfate soils (ASS) does not have adverse effects on the natural environment, built environment, infrastructure or human health.

(2) The overall outcome of the Acid Sulfate Soils overlay code is that development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:

(a) not disturbing ASS when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or

(b) treating and, if required, undertaking ongoing management of any disturbed ASS and drainage waters.

Table 8.2.1.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Avoidance and management of ASS	
PO1 Development: (a) does not disturb ASS; or (b) is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of ASS is unavoidable.	**AO1.1** The disturbance of ASS is avoided by: (a) undertaking an ASS investigation and soil analysis according to the *National Acid Sulfate Soils Guidance*; (b) not excavating or otherwise removing soil or sediment containing ASS; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual ASS being moved below the water table; or (ii) previously saturated ASS being aerated. ***Editor's note**—National Sampling and Identification Methods Guidelines is a reference to:* (a) *National Acid Sulfate Soils Guidance: National acid sulfate soils sampling and identification methods manual, Department of Agriculture and Water Resources, Canberra (Sullivan et al, 2018); and* (b) *National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Identification and Laboratory Methods Manual, Department of Agriculture and Water Resources, Canberra; and* (c) *the Australian Standard 4969.* OR **AO1.2** The disturbance of ASS avoids the release of acid and metal contaminants by:- (a) undertaking an ASS investigation conforming to the *National Acid Sulfate Soils Guidance;* (b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the *Soil Management Guidelines*; and (c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the

Performance outcomes	Acceptable outcomes
	environment. ***Editor's note -*** *Soil Management Guidelines is a reference to the 'Soil Management Guidelines. Queensland Acid Sulfate Soils Technical Manual'. Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR. Department of Natural Resources and Mines (2024).* AND **AO1.3** Where potential or actual ASS is identified, they are managed in accordance with an ASS management plan.

8.2.2 Biodiversity, Waterways and Wetlands Overlay Code

8.2.2.1 Application

(1) This code applies to assessable development:

(a) subject to the Biodiversity, Waterways and Wetlands Overlay shown on the overlay maps contained within Schedule 2 (Mapping);

(b) subject to the protected vegetation overlay area; and

(c) identified as requiring assessment against the Biodiversity, Waterways and Wetlands overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.2.2 Purpose and overall outcomes

(1) The purpose of the Biodiversity, Waterways and Wetlands overlay code is to protect, rehabilitate and enhance ecologically important areas and improve connectivity and ecological linkages across Noosa Shire.

(2) The overall outcomes sought for the Biodiversity, Waterways and Wetlands overlay code are:

(a) The natural resources and ecosystem values of Noosa Shire are protected and enhanced including ecologically important areas and land and environmental values of scenic, aesthetic, cultural, educational, recreational, scientific, economic and social value.

(b) Development is designed, sited, constructed and operated in a way that avoids adverse impacts on ecologically important areas, ecological systems and processes.

(c) Development design and layout provides for ecological connectivity across the landscape through the protection, rehabilitation and enhancement of native vegetation and ecological linkages.

(d) Ecological linkages and riparian vegetation are conserved, managed, enhanced and rehabilitated to protect and improve biodiversity, ecosystem health, landscape stability and resilience.

(e) Development design and layout provides for the protection and establishment of appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat.

(f) The terrestrial and aquatic native flora and fauna and their habitats are protected and enhanced.

(g) Development and its associated landscaping provides for the rehabilitation of ecologically important areas, degraded ecosystems and habitats to achieve a functional and healthy ecosystem state that requires minimal human intervention.

(h) Development is designed, sited, constructed and operated to avoid or minimise adverse impacts on koalas and their habitat and to provide for connectivity and safety for the long term viability of the koala population.

(i) In urban areas, biodiversity values are protected and enhanced to assist with ecosystem health, flora and fauna, urban amenity and quality of life.

Editor's Note*—Ecologically important areas include Areas of Biodiversity Significance, Riparian Buffer Areas, wetland areas and other values as defined in Schedule 1 Definitions. Wetland areas are also identified on the Queensland Wetland Program mapping.*

***Editor's Note**—The Planning Act 2016 and Planning Regulation 2017 allow for native forest timber production authorised under the Forestry Act 1959 and the Vegetation Management Act 1999 to generally be conducted without being subject to the provisions of a planning scheme.*

Table 8.2.2.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Ecologically important areas	
PO1 Development is sited and designed to protect the physical and ecological integrity and biodiversity of ecologically important areas through protection of: (a) existing habitat areas and ecological linkages; and (b) existing riparian vegetation, waterways and wetland habitat values.	**AO1.1** Ecologically important areas are conserved or improved to ensure their ongoing contribution to the natural resources and biological diversity of Noosa Shire. AND **AO1.2** Buildings, structures and associated works are located within existing cleared areas or areas of lowest ecological value. AND **AO1.3** Where constructing a dwelling house or community residence, buildings and associated structures are not located on land identified as an area of biodiversity significance on a Biodiversity, Waterways and Wetlands Overlay Map. or Clearing vegetation (other than for a driveway access) does not extend beyond— (a) 30 metres of a habitable building or 10 metres of a class 10 structure on lots greater than 10 hectares; or (b) 10 metres of a habitable building or class 10 structure on lots 10 hectares or less but more than 3,000m2; or (c) 3 metres of a habitable building or class 10 structure on lots 3,000m2 or less. AND **AO1.4** Clearing of vegetation for a boundary fence does not extend beyond 5 metres either side of the fence.

Reconfiguring a lot Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Reconfiguring a lot	
PO2 New lots are only created if they maintain ecological linkages and minimise the clearing of vegetation.	**AO2** Where clearing vegetation for the purpose of Reconfiguring a Lot: (a) new boundaries to lots do not transect and fragment existing native vegetation; (b) new lots are created to allow for suitable building envelopes for future buildings and works to be located within existing cleared areas or areas of low ecological value; (c) building envelopes are designated for each lot; and (d) ecological linkages and ecologically important areas are

	secured by environmental covenant or transferred to public ownership or through gazettal of a nature reserve.

Management of impacts Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Management of impacts	
PO3 Development is designed and sited to manage adverse impacts on ecologically important areas by: (a) minimising the total footprint within which all activities, buildings, structures driveways and other works are contained; (b) locating development in existing cleared areas or areas of low ecological value over other areas to the greatest extent possible; and (c) incorporating siting and design measures to protect and retain ecological values and ecosystem processes within or adjacent to the development site; and (d) where adverse impacts have been minimised, any residual impacts on ecological values are compensated for through suitable habitat replacement and replanting on site in the first instance or in a way that results in a net gain and enhancement of the overall habitat values of Noosa Shire.	**AO3.1** Where clearing of vegetation cannot be practicably avoided, the development: (a) ensures the design and siting limits the loss of vegetation to the smallest extent possible; (b) protects and retains ecological values and ecosystem processes to the greatest extent possible within and adjacent to the site; (c) provides measures to allow for safe movement of fauna through the site; and (d) provides suitable habitat replacement and replanting in accordance with PSP3 Ecological Assessment Guidelines. **AO3.2** Habitat trees, recruitment habitat trees, and roosting, breeding and feeding areas are protected for native fauna habitat.
PO4 Development provides for effective measures during construction and operation to protect ecological values including: (a) avoiding disturbance to or clearing of vegetation in and within the vicinity of the site; (b) managing habitat disturbance and physical harm to fauna from noise, vibration, dust, light, dewatering or excavating; and (c) avoiding clearing in areas where erosion or slippage could occur.	**AO4.1** Vegetation is protected from disturbance or damage from construction and operation activities by: (a) clearly marking trees to be retained with flagging tape; (b) installing protective fencing around the dripline of the vegetation and avoid filling and excavating in these fenced areas; (c) ensuring stockpiling, storage and vehicle parking occurs outside the identified vegetation areas; and (d) using low impact construction techniques around vegetation. **AO4.2** Vegetation which is capable of forming or contributing to a buffer between different land uses or a buffer against pollution, light spillage or noise is retained. **AO4.3** Lighting associated with development: (a) does not contribute an unacceptable level of illuminance (greater than 1 lux) for light sensitive species within or at the boundary of an ecologically important area; and (b) does not contribute to an unacceptable level of illuminance on landward horizons along coastal areas and known marine turtle nesting beaches. **AO4.4** Clearing of vegetation does not involve clearing that may cause or

	contribute to hillslope erosion, bank erosion, or slippage.

Connectivity Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Connectivity	
PO5 Development is designed and operated to maintain and enhance connectivity between and across ecologically important areas and connecting habitat and support unimpeded and safe movement of terrestrial and aquatic fauna.	**AO5** Development is designed and operated to maintain ecological linkages and maximise opportunity for connectivity and the movement of fauna by: (a) ensuring protection of wildlife refuges; (b) maintaining vegetation in patches of the greatest possible size and within the smallest possible edge-to-area ratio; (c) enhancing connectivity through planting and rehabilitation works, including across property boundaries, to areas of national park, state forest or reserve; (d) avoiding the creation of physical barriers and safety hazards (such as roads, pedestrian access and instream structures) along and within the ecological linkage; (e) providing mitigation measures such as wildlife movement infrastructure, fauna exclusion and directional fencing, underpasses/overpasses and traffic calming devices, signage and lighting; and (f) where offsets are necessary, delivering offsets that support and enhance ecological linkages.

Waterways and wetlands Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	
Waterways and wetlands	
PO6 The biodiversity and ecosystem values of waterways, wetlands and adjacent riparian zones are protected by: (a) avoiding any new development in a riparian buffer area and wetland area; (b) retaining aquatic and terrestrial habitat in riparian zones; (c) maintaining and enhancing wildlife corridors and connectivity along watercourses and drainage lines for native fauna movement; (d) avoiding edge effects and damage from adjacent land uses; (e) maintaining stream integrity and bank stability by minimising bank erosion and slumping; (f) maintaining water quality through filtering sediments, nutrients and other pollutants; and (g) removing pest species and replacing them with local native species.	**AO6.1** Development and clearing of vegetation does not occur within: (a) a riparian buffer area; (b) a wetland area; or (c) 10 metres either side of the centre line of other waterways identified on a Biodiversity, Waterways and Wetlands Overlay Map. **AO6.2** Development provides for the rehabilitation of land within: (a) a riparian buffer area; (b) a wetland area; and (c) 10 metres either side of the centre line of any other waterway identified on a Biodiversity, Waterways and Wetlands Overlay Map. **AO6.3** Recreational facilities (eg. playgrounds, pergolas, barbeques) are setback a minimum of 10 metres from the top of the bank of a waterway. ***Editor's Note***—*Setbacks to waterways for certain uses and works are also specified in the relevant codes.*

	Editor's Note—*Wetland areas are identified on the Queensland Wetland Program mapping* ***Editor's Note—****Any clearing of vegetation also needs to meet the outcomes of the Earthworks Code and the Water Quality and Drainage Code.*
PO7 Vegetation within 400 metres of the full ponded water within Lake Macdonald is retained.	No acceptable outcome provided.
PO8 Development on land adjacent to a waterway or wetland maintains appropriate extent of public access to waterways and wetlands and minimises edge effects.	**AO8.1** Development adjacent to a waterway or wetland provides that: (a) no new lots directly back onto a riparian buffer area; and (b) new public roads are located between a riparian buffer area or riparian zone and the proposed development area.

Water hydrology Table 8.2.2.3. - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Surface and ground water hydrology	
PO9 Development ensures that the natural surface water and ground water hydrologic regimes of waterways, wetlands and hydrologically-sensitive plant communities are not adversely impacted. ***Editor's Note—****Groundwater dependent ecosystems are identified on Queensland Government Wetland Info mapping.*	**AO9.1** Development does not impact on the natural surface water or groundwater hydrologic regimes and this is facilitated by: (a) avoiding or minimising channelization, redirection or interruption of flow; (b) avoiding groundwater extraction; (c) maintaining groundwater recharge and discharge processes; (d) maintaining natural groundwater fluctuations; (e) avoiding causing ingress of saline water into freshwater aquifers of wetlands; and (f) avoiding contaminants entering groundwater (e.g. from runoff, effluent disposal).

Rehabilitation of ecologically important areas Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Rehabilitation of ecologically important areas	
PO10 Development provides for ecologically important areas to be restored and enhanced through: (a) designing landscaped areas to complement and enhance existing vegetation and ecological linkages; (b) removing species likely to displace native flora species or degrade fauna habitat; (c) replanting and rehabilitating degraded habitat; (d) replacing any vegetation removed with suitable local native species;	**AO10.1** Landscaping and rehabilitation complements and supports ecologically important areas by: (a) utilising local native species; (b) utilising suitable plant species identified in PSP2 Landscaping; (c) restoring degraded ecosystems to achieve a functional ecosystem state that requires minimal human intervention; (d) replicating adjacent remnant habitats of the same type, including the understorey vegetation;

(e) providing for fauna habitat; and (f) avoiding the planting of pest plant species.	(e) creating or enhancing linkages between existing habitats; (f) avoiding the use of pest plant species listed in PSP2 - Landscaping; (g) planting riparian zones to filter stormwater run-off, stabilise soil and provide for wildlife habitat; and (h) providing ground and arboreal structures for fauna, which may include ground depressions, rocks, hollows, nesting boxes and in-stream habitat. **AO10.2** Vegetation cleared is replaced with: (a) plantings of equivalent area that replicate the floristic structure of the vegetation removed; or (b) where this is not possible due to the characteristics of the site and the development, plantings twice the number of the removed trees and plants. ***Editor's Note —*** *Revegetation and rehabilitation works are to be carried out in accordance with an approved Revegetation and Rehabilitation Management Plan, as referred to in PSP3 Ecological assessment guidelines.*

Koala habitat protection and enhancement Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Koala habitat protection and enhancement	
PO11 Development is designed, constructed and operated to— (a) protect and enhance koalas and koala habitat and avoid adverse impacts; (b) provide measures to assist the survival of koala populations in the area to mitigate any potential threats or risk to koalas; and (c) provide for safe and appropriate koala movement across the landscape. ***Editor's Note***—*Koala habitat mapping is in Schedule 2 Mapping.* ***Editor's Note***—*The Planning Regulation 2017, schedule 10 states that development that interferes with koala habitat, in an area that is both a koala priority area and a koala habitat area, is prohibited development (subject to the exceptions stated in schedule 10 of the Planning Regulation 2017).* ***Editor's Note*** *- These performance outcomes and acceptable outcomes apply to:* (a) *development on land in a koala priority area, where the development does not interfere with koala habitat and where the benchmarks are additional to and not inconsistent with, the assessment benchmarks stated in schedule 11, part 2 of the Planning Regulations 2017; and* (b) *development on land outside the koala priority area, where the development does not interfere with koala habitat in koala habitat areas.*	**AO11.1** Development design complies with the *Koala-sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities.* **AO11.2** Development incorporates revegetation and landscaping that provides food, shelter and movement opportunities for koalas. **AO11.3** Development is designed to maximise and enhance connectivity between koala habitat trees and ensure safe koala movement. **AO11.4** During construction, measures are incorporated to not increase the risk of death or injury to koalas, by including safe koala movement measures, as defined in the Planning Regulation 2017.

Bushfire management Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Bushfire management	
PO12 Bushfire management measures are adopted based on ecological principles, which: (a) maintain and enhance biodiversity; (b) minimise threat of fire to the natural environment, as well as life and property; and (c) provide for effective use and maintenance of buildings and structures. ***Editor's note—****The performance outcome applies to properties in bushfire hazard areas and only where clearing is reasonably necessary for the control of bushfire risk to a building or structure. Bushfire hazard areas are shown on Bushfire Hazard Overlay maps in Schedule 2.*	No acceptable outcome provided

Scenic amenity Table 8.2.2.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Scenic amenity	
PO13 The scenic amenity and vegetated character of the landscape is protected by retaining vegetation: (a) along and around watercourses and drainage lines; (b) on steep slopes and ridgelines; (c) along the major road network; and (d) that forms coastal vistas to and from beaches.	**AO13.1** Vegetation is retained: (a) on and within 30 metres of prominent ridgelines and on sloping sites; (b) in gullies; (c) along watercourses and drainage lines; (d) within 10 metres of the major road network; and (e) along the front coastal dune system.

8.2.3 Bushfire Hazard Overlay Code

8.2.3.1 Application

(1) This code applies to assessable development:
- (a) subject to the Bushfire Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Bushfire Hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's note*—PSP 8 - Natural Hazards provides guidance on preparing bushfire hazard assessments and mitigation reports.*

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Bushfire Hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

(2) The overall outcomes sought for the Bushfire Hazard overlay code are:
- (a) Development in areas at risk from bushfire hazard is compatible with the nature of the hazard.

(b) The risk to people, property and the natural environment from bushfire hazard is minimised.

(c) Development does not result in a material increase in the extent and severity of bushfire hazard.

(d) Bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes.

(e) Development supports and does not unduly burden disaster management response or recovery capacity and capabilities.

(f) Community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event.

(g) Development avoids the release of hazardous materials as a result of a bushfire hazard event.

Table 8.2.3.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Safety of people and property	
PO1 Development maintains the safety of people and property from the adverse impacts of bushfire.	**AO1.1** Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located within a medium or high bushfire hazard area. **AO1.2** Development maximises setbacks from hazardous vegetation to achieve an acceptable risk. ***Editor's Note —*** *PSP8 Natural Hazards provides guidance for assessing bushfire hazard risk and preparing a bushfire hazard management plan.*
Impacts on Ecologically Important Areas	
PO2 Bushfire mitigation measures do not adversely impact on: (a) biodiversity values, connectivity and ecosystem functioning; and (b) the long term physical integrity of waterways, wetland and areas of native vegetation.	No acceptable outcome provided
Water Supply for Fire Fighting Purposes	
PO3 Development provides an adequate water supply for fire fighting purpose which is reliable, safely located and freely accessible.	**AO3.1** Premises are connected to the reticulated water supply. ***Editor's note—****For reconfiguring a lot, water supply needs to provide for a minimum flow and pressure of 10 litres a second at 200kPa at all times for fire fighting purposes.* OR **AO3.2** Where there is no available reticulated water supply, the premises has: (a) an accessible dam, swimming pool or water tank available for fire fighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter fitted with a standard fire brigade fitting connected to the water supply (other than where the water supply is in a swimming pool or dam).

Performance outcomes	Acceptable outcomes
	Editor's Note—*Water supply capacity for fire fighting purposes is in addition to water supply capacity for other uses and activities on the premises.*
Essential Community Infrastructure	
PO4 Essential community infrastructure is able to function effectively during and immediately after bushfire events.	**AO4.1** Development involving essential community infrastructure is not located within a medium or high bushfire hazard area. OR **AO4.2** Where located in a medium or high bushfire hazard area, development involving essential community infrastructure is designed to function effectively during and after a bushfire event in accordance with a Bushfire Hazard Management Plan. ***Editor's Note****— PSP8 Natural Hazards provides guidance for assessing bushfire hazard risk and preparing a bushfire hazard management plan.*
Hazardous Materials	
PO5 Public safety and the environment are not adversely affected by the impacts of bushfire on hazardous materials manufacturing or storing in bulk.	**AO5** Hazardous materials are not manufactured or stored in bulk in a bushfire hazard area.
Access and Evacuation Routes	
PO6 Roads provide for easy and safe evacuation of residents of premises and access by emergency services.	**AO6.1** The road layout provides for through-roads and avoids cul-de-sacs and dead-end roads. OR **AO6.2** The development has a perimeter road reserve with a minimum width of 20 metres and maximum gradient of 12.5%. OR **AO6.3** Cul-de-sacs or no-through roads are provided with fire trails or access easements, which are capable of being navigated by conventional vehicles and which link to through roads. **AO6.4** Safe access and egress is available at all times to all of the development for emergency vehicles and personnel. **AO6.5** Where an emergency access point is required, it complies with the relevant works codes and PSP6 Engineering Design Standards.
Lot design	
PO7 Lot design and building siting minimises bushfire hazard risk to	**AO7** Each residential lot:

Performance outcomes	Acceptable outcomes
people and property.	(a) includes a building envelope, identified on a plan of subdivision; (b) is of sufficient size and shape to allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access driveways to buildings); (c) where more than 2500m², achieves setbacks from hazardous vegetation in line with Bushfire Attack Level 29 requirements as per AS3959; and (d) is designed so that *buildings* and *structures* are sited in locations of lowest hazard within the lot and elements of the development least susceptible to fire are closest to the fire hazard.
Firebreaks and fire access tracks	
PO8 Firebreaks and fire access tracks provide: (a) adequate access for fire fighting and other emergency vehicles; and (b) adequate access for the evacuation of residents and emergency personnel in an emergency situation.	**AO8.1** Where development involves the creation of a new road and lots, a firebreak is provided by providing a cleared road reserve not less than 20 metres wide and maximum gradient of 12.5% around the perimeter of the subdivision, between the created lots and surrounding vegetated lands. OR **AO8.2** Fire access tracks are provided between the created lots and surrounding vegetated land that: (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5%; (c) provide unbroken access for fire fighting vehicles; (d) provide passing bays and turning areas; (e) are located within an access easement that is granted in favour of Noosa Council and the Queensland Fire and Rescue Service. **AO8.3** Bushfire management measures are carried out on the subject property and not any adjoining property.

8.2.4 Coastal Protection and Scenic Amenity Overlay Code

8.2.4.1 Application

(1) This code applies to assessable development:

(a) subject to the Coastal Protection and Scenic Amenity Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Coastal Protection and Scenic Amenity overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's Note *– Development in the erosion prone area, as shown on the SPP interactive mapping system, will be subject to assessment against the assessment benchmarks – natural hazards, risk and resilience within the State Planning Policy.*

8.2.4.2 Purpose and overall outcomes

(1) The purpose of the Coastal Protection and Scenic Amenity overlay code is to:

(a) maintain coastal processes including erosion and accretion processes to enable these natural functions to continue;

(b) maintain the protective function of coastal resources including vegetation and dunes to mitigate risks associated with coastal erosion;

(c) ensure development is designed and sited to protect the natural beach experience and scenic amenity of the coastal area enjoyed by Noosa Shire residents and visitors; and

(d) ensure natural beach values, sea turtles and sea turtle nesting areas are protected from the impacts of development.

Editor's Note—Coastal hazards including coastal erosion, storm tide inundation, or permanent inundation from sea level rise. The term includes the impacts from climate change. Storm tide inundation is specifically addressed in the Flood Hazard overlay code.

Editor's Note—Coastal Erosion Areas are identified on Council's online mapping for the years 2040, 2070 and 2100.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Development allows for natural processes of erosion and accretion to occur naturally, including as a result of sea level rise.

(b) Development ensures landforms, creeks, dunes, vegetation and biodiversity in coastal areas are not impacted by development to mitigate coastal hazard risks and to protect environmental values;

(c) Development is designed and sited to protect the visual character and scenic amenity of the Coastal Protection and Scenic Amenity Area and to integrate with the surrounding natural landscape and skyline vegetation; and

(d) Development avoids artificial lighting that is directly visible from the beach to minimise impacts on nesting sea turtles.

Table 8.2.4.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Development in Coastal Erosion Areas	
PO1 Development allows for natural fluctuations of the coast and foreshores to occur, including allowance of climate change. ***Editor's note—****Coastal erosion areas are identified on Council's online mapping for the years 2040, 2070 and 2100.*	No acceptable outcome provided.
Protection of dunes and coastal creeks	
PO2 Development is located, designed and constructed to: (a) maintain dune crest heights and minimise and mitigate the risk to development from wave overtopping and storm tide inundation; and (b) maintain or enhance coastal ecosystems and natural features such as coastal creeks and marine plants including mangroves, salt marshes and coastal wetlands, to assist in protecting and buffering communities and infrastructure from sea-level rise and coastal inundation impacts.	No acceptable outcome provided
Coastal building Lines	
PO3 Where a coastal building line exists on a lot, all buildings, structures and retaining walls do not extend seaward of the coastal building line for the *site*, other than— (a) uncovered and unenclosed cantilevered balconies that do not extend greater than 3 metres seaward of the coastal building line; and	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
(b) are setback a minimum of 6 metres from the seaward boundary (see Figure 8.2.4.4). ***Editor's Note**—State coastal building lines are identified on the Coastal Protection Overlay Maps. State coastal building lines are declared under the Coastal Protection and Management Act 1995.*	
PO4 Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, new buildings and structures are setback no less than 6 metres from the seaward boundary of the site.	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
Visual Character and Scenic Amenity	
PO5 Development within the Coastal Protection and Scenic Amenity Area is— (a) designed to protect character and scenic amenity and integrate with the surrounding natural landscape and skyline vegetation (see Figure AP3-3A); (b) finished predominately in colours and hues of the surrounding natural landscape; and (c) screened by native landscaping to a level that minimises artificial lighting impacts on sea turtle nesting.	**AO5** A mix of native landscaping, such as ground covers, shrubs and trees, is provided for a width of 5 metres from the seaward or rear boundary of the site to provide adequate landscape buffering to protect the coastal dune system (see Figure AP3-3A). ***Editor's Note**—Refer to the Table 3.1 & 3.2 of PSP2 Landscaping for suitable coastal species.* ***Editor's Note—** The following is a useful guide for ensuring that buildings blend with the natural surrounds.* *External building materials that are lightweight and comprise predominantly timber or board, stainless steel, glass, and corrugated iron will generally be more in keeping with the beach/riverside character than concrete rendered block.* *Use external colours and roof finishes which are non-reflective and which do not cause glare. Shades that match the colours and tones of surrounding vegetation will ensure the buildings are less visually prominent from the beach or the water.* *Appropriate wall colours will depend on the existing native vegetation and backdrop, but may include muted earth/environmental tones that blend with the natural environment, such as–* • *green;* • *olive green;* • *blue green;* • *grey green;* • *green blue;* • *indigo;* • *brown;* • *blue grey; and* • *green yellow.*

Performance outcomes	Acceptable outcomes
Rear fences adjoining the beachfront and beach accesses	
PO6 Rear fences adjoining the beachfront within the Coastal Protection Area are designed and sited to be sympathetic with the visual	**AO6.1** Rear fences adjacent to the beachfront within the Coastal Protection Area incorporate the following—

Performance outcomes	Acceptable outcomes
amenity of the beachfront and do not degrade the natural beachfront character.	(a) height of no more than 1.2 metres; and (b) open construction (ie at least 50% transparent); (c) lightweight materials (eg. timber); and (d) dark colours to blend with the natural landscape. **AO6.2** Gates are not installed in fences as direct access to the beachfront.
PO7 No new beach access points are established unless the beach access is designed to reduce interference on turtle nesting areas and— (a) is required to enhance public access to the beach; and (b) there is no increase in the number of beach access points, with any replaced beach accesses fenced off and revegetated.	No acceptable outcomes provided
Performance outcomes	**Acceptable outcomes**
Sea turtles and artificial lighting	
PO8 All outside lighting provided as part of the development avoids direct illumination of the beach, ocean and sky at night.	**AO8.1** Development is to use outside lighting that is— (a) shielded by 25cm shields; (b) mounted down low to avoid direct horizontal light or downwards glare onto the beach or ocean; and (c) directed downwards and away from the coast. ***Editor's Note—****Refer to Figure 8.2.4.5 for example of shielded lighting.* **AO8.2** All outside lights are fitted with light motion detection sensors and/or timers to ensure lighting is turned off when not required.
PO9 Development minimises the use and intensity (brightness/ luminance) of outside lighting to avoid reflection from the ground, buildings and other surfaces.	No acceptable outcome provided
PO10 All interior lighting provided as part of the development avoids direct illumination of the beach, ocean and sky at night.	**AO10** All windows and glass doors visible from the coast are— (a) tinted with non-reflective tinting, or utilise smart glass technology, to block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through); or (b) shielded by external screens to reduce light spill from indoor lighting. ***Editor's Note—*** *Windows shielded with external fixed louvers are to be—* (a) *solid (i.e. no holes);* (b) *directed downward from the window at a minimum angle of 30 degrees; or* (c) *in accordance with the dimensions identified in Figure 8.2.4.6.*

Performance outcomes	Acceptable outcomes

Figure 8.2.4.4 - Coastal Building Lines

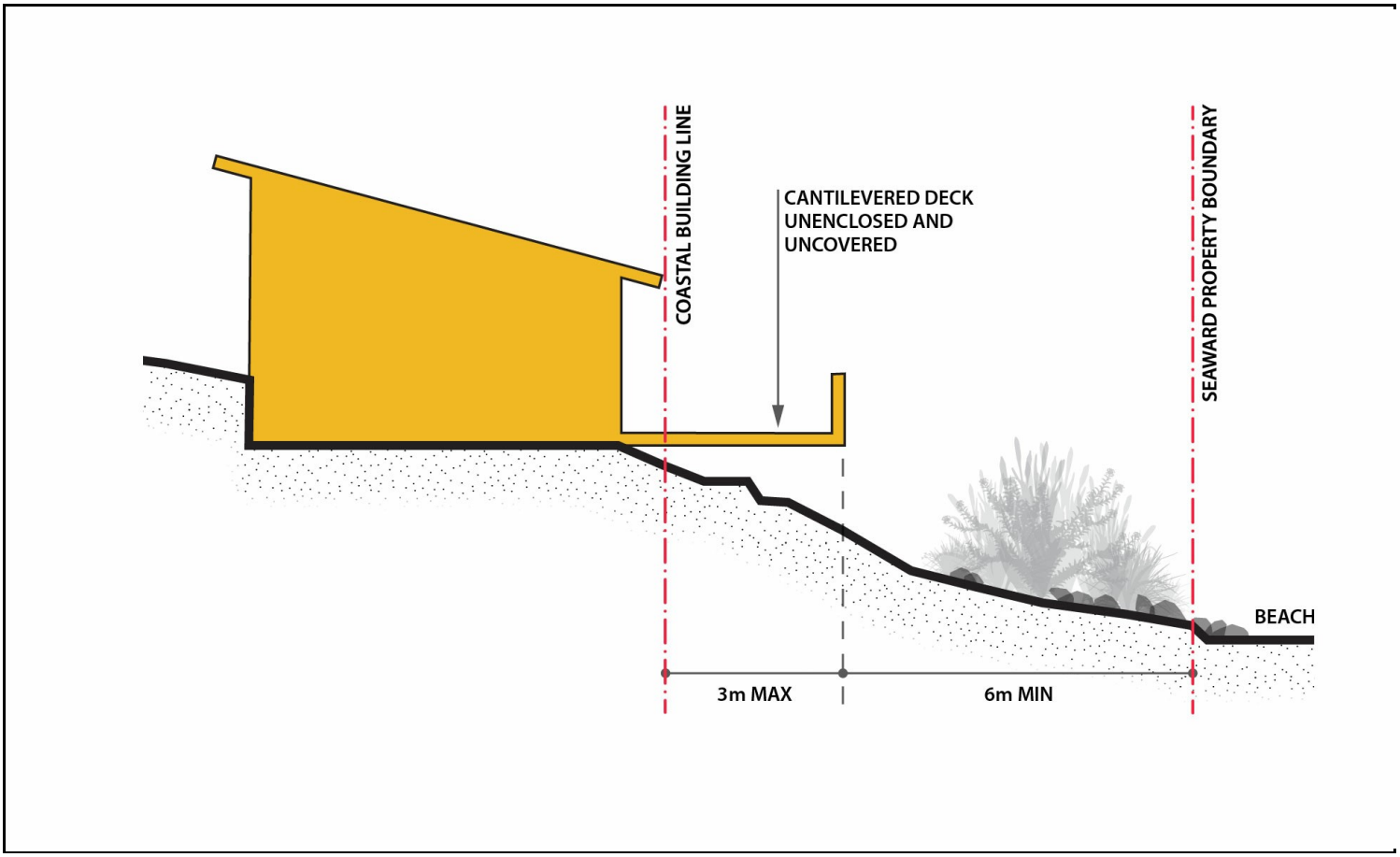


Figure 8.2.4.5 - Shielded outside light fittings

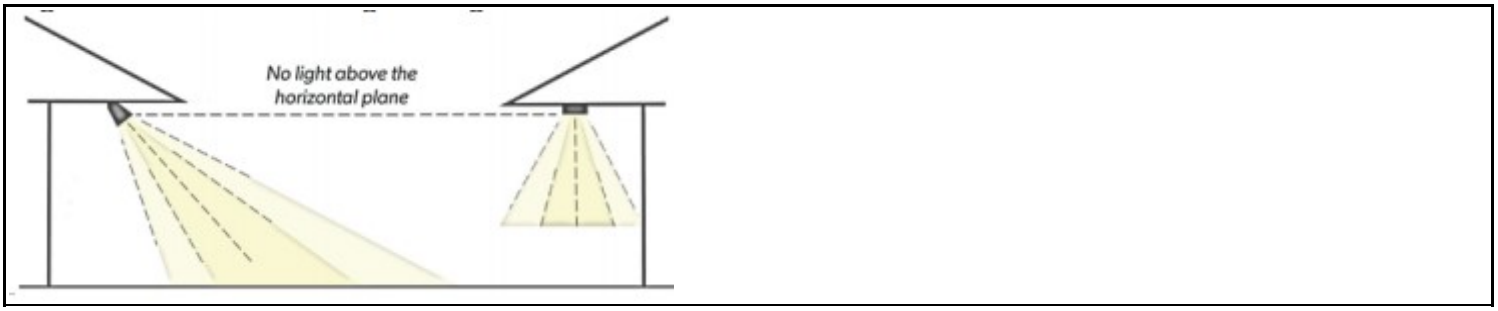
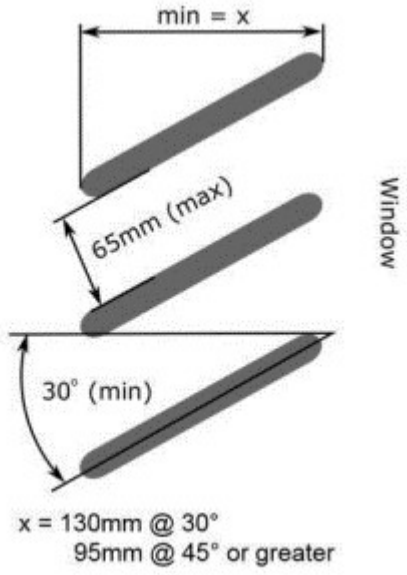


Figure 8.2.4.6 - Fixed louvres detail



8.2.5 Extractive Resources Overlay Code

8.2.5.1 Application

(1) This code applies to assessable development:

(a) subject to the Extractive Resource Areas Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Extractive Resources overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Extractive Resources overlay code is to protect extractive resource areas and transport routes from development that is not compatible with extractive industry operations and to minimise land use conflicts between the extractive industry operation and other activities in the vicinity of extractive resource areas.

(2) The overall outcomes sought for the Extractive Resources overlay code are:

(a) Development does not adversely affect or impede extraction of resources from extractive resource areas.

(b) Development ensures that extractive resource separation areas and transport route separation areas are not encroached upon by incompatible development that could affect or impede extraction or haulage of resources.

(c) Development, other than for an extractive industry, is buffered from and is able to mitigate impacts likely to occur as a result of an extraction of resources from an extractive resource area.

(d) A high level of amenity for residents and land uses in the vicinity of extractive industry operations and transport routes is maintained.

Table 8.2.5.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Development within Resource Processing Areas	
PO1 Development within the resource/processing area does not constrain, prevent or otherwise interfere with the winning or processing of extractive resources.	**AO1** Development within the resource processing area is for: (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or

Performance outcomes	Acceptable outcomes
	(c) temporary or non-intensive uses that are compatible with future extractive industry operations.
Development within Extractive Resource Processing / Separation Areas	
PO2 Development within the resource processing/separation area: (a) does not increase the number of people living in the separation area; (b) incorporates measures to avoid or mitigate adverse impacts from the extracting and transporting of the extractive resource; and (c) does not compromise the function of the separation area in providing a buffer between the extractive industry and other incompatible uses beyond the separation area.	**AO2.1** Development does not result in the creation of additional lots used or capable of being used for residential purposes. **AO2.2** Where realigning boundaries, the development does not worsen the situation with respect to the distance between available house sites and the resource processing area. **AO2.3** Development does not result in an increase in the scale or density of residential uses within a resource/processing separation area; OR **AO2.4** Development within the extractive resource separation area incorporates design, orientation and construction materials that mitigate potential adverse effects from an existing or future extractive industry; OR **AO2.5** Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities. **AO2.6** Extractive industry development does not occur within the extractive resource separation area. OR **AO2.7** Where extractive industry development occurs within the extractive resource separation area, the extractive industry does not impact on sensitive land uses located within or outside of the extractive resource separation area. ***Editor's Note—****Where lots have land both within and outside the separation area, a residential use of the lot may be approved provide dwellings are located outside the separation areas. Plans lodged with Council shall include building envelopes that identify the location of the dwelling.*
Development within Transport Route Separation Areas	
PO3 Development does not increase the number of people living in a transport route separation area.	**AO3.1** Development does not result in an increase in the scale or density of residential uses within a transport route separation area. **AO3.2** Reconfiguring a lot within a transport route separation area: (a) does not result in the creation of additional lots used or

Performance outcomes	Acceptable outcomes
	capable of being used for residential purposes; and (b) where realigning boundaries, does not worsen the existing situation with respect to the distance between available building sites and the transport route.
PO4 Development involving a sensitive land use within a transport route separation area maintains an acceptable level of amenity.	**AO4** Development involving a sensitive land use within a transport route separation area ensures an acceptable level of amenity by: (a) maintaining an adequate separation distance to the transport route; and (b) incorporating mitigation measures such as landscape buffer strips, mounding and screening.
PO5 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.	**AO5.1** Development does not increase the number of properties with access points to a transport route. OR **AO5.2** Development provides access points that are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along the transport route.

8.2.6 Flood Hazard Overlay Code

8.2.6.1 Application

(1) This code applies to assessable development:

(a) in the Flood Hazard Overlay shown on the overlay maps contained within Schedule 2 Mapping; and

(b) identified as requiring assessment against the Flood Hazard overlay code by the tables of assessment in Part 5 (Tables of Assessment).

(2) All provisions of the code are assessment benchmarks for applicable assessable development.

Editors Notes -

Editor's Note—*The Flood Hazard Overlay Maps in Schedule 2 (Mapping) identify flooding and inundation areas where flooding and storm tide modelling has been undertaken by Council. Other areas not identified by the Flood Hazard Overlay may also be subject to flooding or storm tide inundation. Maximum flow velocity mapping is also available from Council.*

Editor's Note—*Planning scheme policy 9 for Assessment of Natural Hazards provides guidance for achieving certain outcomes of this code, including for the preparation of a flood hazard assessment and mitigation report.*

8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Flood Hazard overlay code is to:

(a) provide for the assessment of the compatibility of development in the flood hazard overlay to flood and storm tide inundation risk, taking into account the predicted effects of climate change;

(b) ensure that risk to life, property, community, economic activity and the environment during flood and storm tide inundation events is avoided or mitigated; and

(c) ensure that development does not increase potential for flood damage on-site or to other property.

(2) The overall outcomes sought for the Flood Hazard overlay code are:

(a) Development in areas at risk from flood and storm tide inundation is compatible with the nature of the defined flood event or

defined storm tide event.

(b) Development protects floodplains and the flood conveyance capacity of waterways.

(c) Development is resilient to flood and storm tide events by ensuring siting and design responds to and minimises potential risks of flood and storm tide inundation to people and property.

(d) Development directly, indirectly and cumulatively avoids an unacceptable increase in the extent or severity of flood or storm tide inundation and does not significantly increase the potential for damage on the site or to other properties.

(e) Development supports and does not unduly burden disaster management response or recovery capacity and capabilities.

(f) Development avoids the release of hazardous materials as a result of a flood event.

(g) Natural processes and the protective function of landforms and vegetation are maintained in flooding and inundation areas.

Table 8.2.6.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Floodplain protection, immunity and safety - for development areas	
PO1 Development provides that for all flood events up to and including the *DFE :* (a) the safety of people on the site is protected; and (b) the risk of damage to property on the site is avoided or minimised as far as practicable.	**AO1** The finished flood level is not less than the minimum design levels specified in Table 8.2.6.4
PO2 All lots have sufficient area that is above the *DFE* flood level or where modelling is not available, the highest recorded flood level, to safely and adequately accommodate the intended use.	**AO2** The minimum area above flood level (flood free area) for each lot, is in accordance with Table 8.2.6.5.
PO3 For reconfiguring a lot or operational works, development is undertaken in a manner that ensures: (a) natural hydrological systems are protected from erosion, scour or flood damage on the premises or other premises; (b) natural landforms and drainage lines are maintained to protect the hydraulic performance of waterways and flood plain; and (c) development integrates with the natural landform rather than modifying the landform to suit the development as far as practicable.	**AO3** Development areas are not filled to reduce flood risk.
PO4 For reconfiguring a lot, development does not compromise the safety of people resulting from the flood risk associated with events exceeding the DFE.	**AO4.1** Development provides an effective evacuation route that remains passable, with sufficient flood warning time, to enable people to progressively evacuate to safe areas above the *PMF* in the face of advancing flood or waters for events that exceed the *DFE.* OR **AO4.2** Development provides for an area of sufficient size and dimensions on site above the *PMF* that allows for safe congregation and refuge. **AO4.3** Where the existing roads servicing a development provide a specific flood immunity (as determined by the Qld Transport Road and Drainage Design Manual, Queensland Urban Drainage

Performance outcomes	Acceptable outcomes
	Manual and the Australian Rainfall and Runoff Guide), all lots have access to the flood free area identified in Table 8.2.6.5 that matches the road immunity.
PO5 For reconfiguring a lot or operational works, development does not directly, indirectly or cumulatively alter the flood characteristics external to the development site for all flooding and inundation events up to and including the DFE or DSTE based on: (a) current climate conditions; and (b) incorporating an appropriate allowance for the predicted impacts of climate change.	**AO5** In the Flood Hazard Overlay, or in areas otherwise determined to be subject to the DFE or DSTE, development ensures: (a) there is no loss of on-site flood storage capacity; (b) all changes to level, depth, duration and velocity of floodwaters are contained within the site for all flood events up to and including the DFE based on current climate and predicted impacts of climate change at 2100; (c) there is no acceleration or retardation of flows, or any retardation in flood warning times, elsewhere on the floodplain and to any overland flow paths; and (d) there is no increased stormwater ponding on sites upstream, downstream or in the general vicinity of the site.
Resilient building design and form	
PO6 Development ensures that building design and building form: (a) accounts for potential flood risk; (b) is resilient to flood events; and (c) maintains a functional and attractive street address appropriate to the intended use.	**AO6.1** Buildings are designed to integrate well with the street level and the levels of adjoining properties to facilitate pedestrian flows and visual and physical connectivity between the footpath and ground floors. **AO6.2** Buildings incorporate appropriate screening to ensure that any under-storey is not visible from the street, where such screening does not impede flood water flows. **AO6.3** Residential buildings minimise risk from flooding by providing parking and other low intensive, non-habitable uses at ground level, rather than habitable uses. **AO6.4** Non-residential buildings and structures are oriented to the street by activating the street frontage with appropriate uses and urban design treatments such as recessed wall treatments, screening or landscaping, whilst allowing for flow through of flood waters on the ground floor. ***Editor's Note—*** *The use of flood resilient building materials is also encouraged for building works up to the probable maximum flood to reduce the consequences of flooding.* **AO6.5** Basements and underground car parking areas are designed to drain and function safely during a flood event and power failure. ***Editor's note****—Basements should have flood immunity above the 1%AEP defined flood event with alternative means to mechanical pumping used to achieve such immunity.*
Disaster management	
PO7	**AO7.1**

Performance outcomes	Acceptable outcomes
Development supports, and does not unduly burden, disaster management response or recovery capacity or capabilities.	Development is located to support self-evacuation of people and ensure sufficient warning time for the nature of the use. **AO7.2** Development does not: (a) increase the number of people calculated to be at risk from flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times for other uses in the floodplain; or (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. **AO7.3** Materials stored on site: (a) are readily able to be moved in a flood event to a flood free area; or (b) are contained in order to minimise movement in times of flood. ***Editor's Note—*** *Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event.*
Essential network infrastructure	
PO8 Essential network infrastructure maintains effective function during and immediately after flood and storm tide inundation events.	**AO8** Essential network infrastructure that is likely to fail to function or may result in contamination when inundated by flood water (e.g. water supply pipeline air valves and the like) is located above the DFE level (or where the DFE has not been modelled for the area, above the highest recorded flood level for the area).
Essential community infrastructure	
PO9 Essential community infrastructure is able to function effectively during and immediately after flood events.	**AO9.1** *Essential community infrastructure* is sited and constructed to ensure that flood levels comply with flood immunity requirements specified in Table 8.2.6.4. **AO9.2** Essential community infrastructure which is located below the specified flood immunity requirements: (a) is designed and constructed to function effectively during and immediately after the recommended flood level event; and (b) has direct access to low hazard evacuation routes or an emergency rescue area above the PMF, if it is for emergency services (including emergency shelters, police facilities, hospitals and associated facilities).
Earthworks	
PO10 Excavation and filling for operational works only occur where they: (a) result in the protection, rehabilitation and repair of ecologically important areas, watercourses, drainage lines	**AO10** Filling, other than accessways: (a) does not extend more than the equivalent of 3 metres around the main building, measured from the outer walls of

Performance outcomes	Acceptable outcomes
and wetlands; (b) do not adversely impact on the overall hydrology, hydraulics and flood capacity of a waterway; (c) do not directly, indirectly or cumulatively cause adverse impacts external to the site; (d) do not cause increased flooding, which adversely affects the safety or use of any land upstream or downstream; (e) do not cause ponding of water on the site or nearby land; (f) do not result in a reduction in flood storage capacity; (g) do not adversely affect the flow of water in any overland flow path; and (h) do not adversely affect the privacy or visual amenity of surrounding property. ***Editor's Note—*** *The Earthworks Code sets out further requirements for earthworks.*	the building; (b) is limited to a maximum of 500m2; and (c) does not impact on the local drainage of adjoining properties.
Hazardous materials	
PO11 Development ensures that public safety and the environment are not adversely affected by avoiding the release of hazardous materials into flood waters and the environment.	**AO11.1** Materials manufactured or stored on site are not hazardous or noxious, or do not comprise materials that may cause a detrimental effect on the environment if discharged in a flood event. **OR** **AO11.2** If a DFE is adopted, structures used for the manufacture or storage of hazardous material are located above the DFE level. ***Editor's Note—*** *Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements relating to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemical.*

Table 8.2.6.4 - Flood Levels and Flood Immunity Requirements

Type of development	Flood Level (Defined Flood Event) for a 2100 planning period	Minimum design level – surface level	Minimum finished floor level
General			
Business Activities	1% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 0.6m
Industrial Activities	1% AEP	DFE/DSTE + 0.3m or Historical flood level + 0.6m	DFE + 0.3m or Historical flood level + 0.6m
Accommodation Activities (excluding residential care facility)	1% AEP	DFE/DSTE + 0.3m or Historical flood level + 0.6m	DFE + 0.3m or Historical flood level + 0.6m
Residential care facility	0.2% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m

Type of development	Flood Level (Defined Flood Event) for a 2100 planning period	Minimum design level – surface level	Minimum finished floor level
Community Activities (education establishment, childcare centre)	0.2% AEP	DFE/DSTE or Historical flood level	DFE+ 0.3m or Historical flood level + 1m
Essential community infrastructure (recommended flood level) ***Editor's note-*** *Some emergency services and police facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.*			
Emergency services , other than police station	0.2% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Police facilities	0.2% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Hospital and associated facilities	0.2% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Stores of valuable records or items of historical or cultural significance	0.5% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Essential infrastructure (recommended flood level) ***Editor's note-*** *The recommended flood level only applies to electrical and other equipment that, if damaged by flood water or debris, would prevent the plant from functioning. This equipment should either be protected from damage or designed to withstand inundation.*			
Major switch yard and substation	0.5% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Power facilities	0.2% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Sewerage treatment plant equipment	0.1% AEP	DFE/DSTE or Historical flood level	DFE + 0.3m or Historical flood level + 1m
Water cycle management infrastructure (water treatment plant)	0.5% AEP	DFE/DSTE or Historical flood level	DFE+ 0.3m or Historical flood level + 1m
Other ***Editor's note-*** *Minimum design levels for infrastructure apply to standalone infrastructure only. Where infrastructure is proposed as part of development, the minimum design levels nominated for that development category also apply to the associated infrastructure.*			
Manufacture and storage of hazardous materials in bulk	1% AEP	DFE/DSTE + 0.3m or Historical flood level +1m	DFE+ 0.3m or Historical flood level + 1m
Access roads and car parking	10% AEP	DFE/DSTE + maximum inundation depth of 250mm during 1%AEP event at 2100	n/a
Collector roads and above	1% AEP	DFE/DSTE	n/a
Infrastructure other than specified above	1% AEP	DFE/DSFE or Historical flood level	DFE + 0.3m or Historical flood level + 1m

Table 8.2.6.5 - Minimum Size of Flood Free House Site Areas or Development Areas for Lots

Zone	Modelled DFE or DSTE level or where not modelled, above the highest known flood level
Low Density Residential	100% of the lot
Medium Density Residential	100% of the lot

Zone	Modelled DFE or DSTE level or where not modelled, above the highest known flood level
High Density Residential	100% of the lot
Tourist Accommodation	100% of the lot
Major Centre	100% of the lot
District Centre	100% of the lot
Neighbourhood Centre	100% of the lot
Local Centre	100% of the lot
Innovation	100% of the lot
Low Impact Industry	1000m2
Medium Impact Industry	1000m2
Community Facilities	450m2
Rural Residential	1000m2 plus additional area of effluent disposal
Rural	1000m2 plus additional area of effluent disposal
Recreation and Open Space	1000m2 or 10% of the total site area, whichever is the greater
Environmental Management and Conversation	n/a

8.2.7 Heritage Overlay Code

8.2.7.1 Application

(1) This code applies to assessable development:

(a) subject to the Heritage Overlay shown on the overlay maps contained within Schedule 2 (Mapping) and listed in Table 8.2.7.4 and Table 8.2.7.5 of this code; and

(b) identified as requiring assessment against the Heritage overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.7.2 Purpose and overall outcomes

(1) The purpose of the Heritage overlay code is to ensure:

(a) development on an identified local heritage place is compatible with the heritage significance of the place; and

(b) the streetscape character and significance of identified character areas are conserved and enhanced.

(2) The overall outcomes sought for the Heritage overlay code are:

(a) Development on a local heritage place is compatible with the heritage significance of the place by:

(i) retaining local heritage places to a level that ensures the retention of their cultural heritage significance;

(ii) maintaining or encouraging as much as possible the appropriate use or adaptive reuse of a local heritage place to provide for the future protection of its heritage values, while also protecting the amenity of adjacent uses;

(iii) protecting, as far as practical, the context and setting of the local heritage place;

(iv) ensuring that development on a local heritage place is sympathetic with the cultural heritage significance and retains valued heritage features of the place.

(b) Development is appropriately managed to prevent damage and disturbance to local heritage places during construction and operational phases of development.

(c) Development in a character area is sympathetic to the streetscape character and heritage values of the area by retaining buildings, structures and other elements that contribute to the preferred character of the area and by complementing the predominant building styles in the street.

(d) **For Cooroy-Maple Street Character Area:**

(i) The historic business centre of Cooroy extending from Marara St in the north to Crystal Street in the south, including 9-73 Maple Street and 19 Crystal Street, as shown on Heritage Overlay Map is retained and protected.

(ii) Business, community and residential buildings from the early to mid-twentieth century, which influence the character of the area are retained.

(iii) Local heritage places within Table 8.2.7.4 of this overlay code are protected including:

(A) Cooroy Butter Factory (former), c.1930 – 9, 11 & 11A Maple Street;

(B) Ferguson's Auctioneer's Office (former), c.1910 – 17 Maple Street;

(C) Cooroy Memorial Hall, c.1926 – 23-29 Maple Street;

(D) Cooroy Post Office, c.1914 – 33 Maple Street;

(E) Cooroy Methodist (Uniting) Church and Church Hall, c.1911 – 51 Maple Street; and

(F) Peachy's House, c.1929 – 68 Maple Street.

(iv) Development reflects country town character elements reminiscent of Cooroy's heritage characteristics.

(v) Development maintains and reflects the historic architectural features in Cooroy including the traditional building designs of a predominately low rise and low impact scale, typified by lightweight construction, with a timber frame, generally raised above ground on stumps, many featuring verandah elements, sunhoods and awnings to window and wall openings and simple roof designs, either gabled or hipped. Typical materials used include timber for cladding and corrugated iron for roofs.

(vi) The business centre characteristics, including continuous shop fronts with buildings predominantly single storey, reflecting a human scale with flat cantilevered awnings over the footpath that create an intimate town atmosphere, are retained and protected.

(vii) Outdoor dining, verandas and glazed shopfronts provide an active interesting streetscape and places for people to meet.

(viii) Development along Maple Street, south of the business centre maintains a domestic scale and form consistent with the Queensland vernacular with landscaped setbacks and front yards without front fences, and low impact domestic scale buildings that contribute to the open character of this part of the character area.

(e) **For Cooroy-Tewantin Road Character Area:**

(i) The Tewantin Road Character Area extending along the south-eastern side of Tewantin Road at the eastern approach to Cooroy township, including 26 to 52 Tewantin Road, as shown on Heritage Overlay Map is protected.

(ii) The relatively large allotments with Queensland vernacular style timber and iron houses on stumps, many featuring verandah elements, sunhoods to windows and wall openings and simple roof designs, either gabled or hipped are retained.

(iii) The Anglican Church of the Holy Nativity at 46 Tewantin Road contributes to the Tewantin Road Character Area's features.

(f) **For Pomona Character Area:**

(i) The Pomona Character Area comprising the central area of Pomona township, south west of the railway line including business, residential and community premises within parts of Reserve Street, Memorial Avenue, Station Street, Rectory Street, Hospital Street, Red Street and Signal Street, as shown on Heritage Overlay Map is protected.

(ii) Local heritage places within Table 8.2.7.4 of this code are protected including—

(A) Pomona Post Office, c1936 – 11 Memorial Ave;

(B) Pomona Memorial School of Arts, c.1926 – 6 Reserve Street;

(C) Pomona Ambulance Station , c.1917; 1971 – 17 Reserve Street;

(D) Pomona State School (former), c.1907 - 21 Reserve Street;

(E) Stan Topper Park - 21 Reserve Street;

(F) Pomona Soldier's Memorial Park (Joe Bazzo Park) and Pomona Memorial Rotunda, c1939 – Joe Bazzo Park, 2 Reserve Street; and

(G) Pomona Hotel, c1901; 1913 – 1 Station Street.

(iii) The urban residential areas of Pomona continue to be characterised by typical Queensland vernacular houses (pitched roofs and lightweight construction raised on stumps) and open landscaped front yards with no or only low fences to frontages.

(iv) Development maintains the historic architectural features and grid pattern streets.

(v) The business centre along Memorial Avenue and the eastern side of Reserve Street maintains continuous shopfronts making use of simple parapet walls for advertising.

(vi) Buildings along Memorial Avenue reflecting the art deco style built after a fire in 1939 are protected and maintain features reflective of the art deco style including pressed tin ceilings, geometric decorative features and parapets, light, neutral and pastel colours, and rendered masonry construction.

(vii) Shopfronts along Memorial Avenue form a row of continuous narrow shopfronts that directly adjoin the street frontage, providing an active streetscape with outdoor dining opportunities and a place for people to meet.

(viii) Buildings in Memorial Avenue maintain wide awnings over the street front, with integrated signage and large windows providing an open and welcoming feel and visual interest and character to the streetscape.

(ix) Key public buildings which form part of Pomona's identity including the School of Arts Hall, Post Office, old Courthouse, the Pomona Hotel, old ANZ bank building, the railway buildings and the like are protected.

(g) **For Cooran Character Area:-**

(i) The Cooran Character Area comprising the commercial precinct of Cooran along the south western side of King Street, extending north-west from the corner of Prince Street, as shown on Heritage Overlay Map is protected.

(ii) The Cooran Character Area maintains a number of small-scale businesses, community buildings and residences that remain from the early to mid-twentieth century when the town grew into a thriving rural centre and railhead.

(iii) Local and Queensland heritage places within Table 8.2.7.4 and Table 8.2.7.5 of this code and key places, running east to west along King Street are protected and contribute to Cooran's heritage character including—

(A) Cooran Memorial School of Arts, c.1906 – 14 King Street;

(B) Commercial Bank (former), c.1906 (now Country Kitchen café) – 16 King Street;

(C) Butcher's Shop (former), c.1905 (now private house) – 18 King Street;

(D) Baker's shop (former), c.1935-40 – 24A King Street;

(E) Alfredson's Joinery, Pre-Cut House workshop and Sawmill (former), c1934 – 28 King Street; and

(F) Alfredson's Joinery Complex (former) c.1962 (Mill Studio), c1890 (Railway Goods Shed relocated) – 30 King Street.

(iv) The rural railway town character which is derived from its discrete scale, linear form and confinement to the one side of King Street adjacent to the North Coast rail line is maintained.

(v) Cooran is characterised by traditional building designed largely of a domestic form and scale or derived from conversions or additions to domestic buildings, that are low rise and low scale.

(vi) The Memorial School of Arts is protected as an impressive, decorative and articulated building along the streetscape.

(vii) Buildings in Cooran are typified by:

(A) lightweight construction, with a timber frame, generally raised above ground on stumps, many featuring verandah elements, sunhoods to windows and wall openings;

(B) gabled or hipped roof designs with moderate slope and awnings sloping down over the footpath and front entries represent the dominant character; and

(C) timber for cladding and corrugated iron for roofs.

(viii) Buildings abut or are positioned close to the front boundary and are framed by a grassed road reserve that slopes up from the street.

(ix) Landscaped setbacks between buildings contribute to the character and rhythm of the streetscape and visually integrate the separate buildings into the surrounding rural landscape.

Editors Notes -

Editor's Note—*The Heritage overlay code does not apply to Aboriginal cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003.*

Editor's Note—*Table 8.2.7.5 lists places on the Queensland Heritage Register at the time of gazettal of the planning scheme. Contact the Queensland Government for the latest list of places.*

Editor's Note—*development on State heritage places is regulated by the Queensland Heritage Act 1992.*

Table 8.2.7.3 - Criteria for assessable development

Material change of use involving a local heritage place Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Material change of use involving a local heritage place	
PO1 Development is compatible with the cultural heritage significance of the local heritage place.	**AO1** Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance (Burra Charter). ***Editor's Note**—Council may require a heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application, demonstrating how the development mitigates and minimises detrimental impacts on cultural heritage significance and supports ongoing conservation management of the local heritage place.*
PO2 Local heritage places are conserved and protected by providing for their adaptive reuse, provided the new use is compatible with the ongoing conservation management of the local heritage place.	No acceptable outcome provided

Reconfiguring a lot involving a heritage place or character area Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Reconfiguring a lot involving a heritage place or character area	
PO3 Development does not: (a) reduce public access to the local heritage place; (b) result in a local heritage place being obscured from public view; and (c) obscure or destroy any pattern of an historic subdivision, the landscape setting or the scale and consistency of the urban fabric relating to the local heritage place or character area.	**AO3** Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance (Burra Charter). ***Editor's Note—**Council may require a heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application demonstrating how the development mitigates and minimises detrimental impacts on cultural heritage significance and supports ongoing conservation management of the local heritage place.*

Building work for demolition or removal of a local heritage place Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Building work for demolition or removal of a local heritage place	
PO4 Local heritage places are retained, where practicable, and not	**AO4.1** Local heritage places are retained on their existing premises;

Performance outcomes	Acceptable outcomes
removed from character areas.	**OR** **AO4.2** Where a local heritage place cannot be practicably retained on its existing premises, it is relocated to an alternative location within the Noosa Shire and reinstated to a standard that is suitable for reuse, provided relocation of the building or structure will not adversely impact on the cultural heritage significance of the heritage site, having regard to whether the maintenance of its significance is dependent on the building on structure being retained in its existing location; ***Editor's Note**—Council may require a heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application, demonstrating that the cultural heritage significance will not be adversely affected.* **OR** **AO4.3** Demolition only occurs where the— (a) building or structure cannot be practicably retained on the existing premises; and (b) the premises are physically constrained such that the building or structure cannot be relocated to an alternative site; or (c) the building or structure is structurally unsound and not capable of economic repair. ***Editor's Note**—Council may require a heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application demonstrating that the building or structure is structurally unsound and not capable of economic repair.* **AO4.4** Where a local heritage place is to be relocated or demolished, an archival quality photographic record is made of the features of the place, which meets the standards outlined in the Queensland Government Guideline: Archival recording of heritage places.

Building work or operational work involving a local heritage place Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Building work or operational work involving a local heritage place	
PO5	**AO5**

Performance outcomes	Acceptable outcomes
Development conserves and is subservient to the features and values of the local heritage place that contribute to its cultural heritage significance and does not adversely affect the character, setting or appearance of the local heritage place.	Development does not alter, damage remove or conceal significant features of the local heritage place. ***Editor's Note—****Council may require a heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application demonstrating how the development mitigates any adverse impacts on the local heritage place.*
PO6 Development on local heritage places: (a) respects the original architectural style and proportions of the relevant era; (b) retains the original roof form and pitch; (c) retains or conforms with the original veranda, window and door design and detailing; (d) ensures building works are compatible with the scale, height and bulk of the building; (e) provides visual and structural disconnection of new works from the existing building; (f) locates building works to the rear of the existing building or to where they are not visible or overly obtrusive from the street or public places; (g) uses materials of the relevant architectural era; (h) retains existing mature vegetation around the site, particularly where it contributes to the heritage significance of the place; (i) ensures new garages, fencing and landscaping are compatible with the scale and design of the relevant architectural era; and (j) ensures excavations and earthworks do not have a detrimental impact on sites of archaeological potential.	No acceptable outcome provided
PO7 The construction timing, transport, access, storage and use of materials on and adjacent to the local heritage place are managed to avoid adversely impacting on the local heritage place.	No acceptable outcome provided

Retention of historical streetscapes within character areas Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Retention of historical streetscapes within character areas	
PO8 The valued streetscape character within character areas are protected through the retention of buildings that contribute positively to that character.	**AO8.1** Character buildings and heritage sites within character areas are retained (see Figure AP3-6B for examples of character buildings); ***Editor's Notes:-****Council may request a report prepared by a*

Performance outcomes	Acceptable outcomes
	suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application demonstrating whether the building is a character building. OR **AO8.2** Where a character building or heritage site cannot be practicably retained on its existing premises, the building or structure is relocated to an alternative location within the Noosa Shire and reinstated to a standard that is suitable for reuse, provided relocation of the character building or heritage site will not result in the loss of valued streetscape character; ***Editor's Notes:-****Council may request a report be prepared by a suitably qualified heritage consultant, in accordance with PSP1 Preparing a well made application demonstrating that the character area will not be adversely affected.* OR **AO8.3** Demolition only occurs where the— (a) building or structure cannot be practicably retained on the existing premises; and (b) the premises are physically constrained such that the building or structure cannot be relocated to an alternative location; or (c) the building or structure is structurally unsound and not capable of economic repair. ***Editor's Notes-****Council may request that an assessment is undertaken by a suitably qualified structural engineer, in accordance with PSP1 Preparing a well made application demonstrating that the building or structure is structurally unsound and not capable of economic repair.* **AO8.4** Where a character building or local heritage place is to be relocated or demolished, an archival quality photographic record is made of the features and values, which meets the standards outlined in the Queensland Government *Guideline: Archival recording of heritage places.*

Building works or operational works within character areas Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Building works or operational works within character areas	
PO9 Development in character areas is compatible with the setting	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
and valued streetscape character by— (a) respecting the form, bulk, scale and height of heritage sites or character buildings within the streetscape; (b) complementing original roof forms and pitch within the streetscape; (c) locating building works to the rear of the existing building or to where they are not visible or overly obtrusive from the street or public places; (d) conforming with the original fencing, veranda and façade design and detailing within the streetscape; (e) using materials and elements that reflect the valued character; and (f) retaining existing mature vegetation around the site.	
PO10 The construction timing, transport, access, storage and use of materials on and adjacent to the character area and character buildings are managed to avoid adversely impacting on features and values.	No acceptable outcome provided

Advertising and signage Table 8.2.7.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Advertising devices and interpretive signage	
PO11 Interpretive signs do not adversely impact on the valued character of a local heritage place or character area.	No acceptable outcome provided
Advertising devices **PO12** Advertising devices located on a local heritage place or within a character area are designed and sited so as to— (a) be compatible with the cultural heritage significance and valued character of the place or area; (b) not obscure the appearance or prominence of the heritage or character values when viewed from the major road network or any adjoining public open space.	No acceptable outcome provided

Table 8.2.7.4 - Local Heritage Places

Citation	Map Reference	Street No	Address	RPD
Black Mountain				
Black Mountain State School (former)		482	Black Mountain Road, via Cooroy	176MCH1025
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Boreen Point				
NIL				71
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Coastal Communities				
NIL				

Citation	Map Reference	Street No	Address	RPD
Como				
Harry's Hut			Cooloola Section, Great Sandy National Park, Como	National Park
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Cooran				
Cooran Private Hospital (former)	OM-HC-8 - Cooran Village	16-18	George Street, Cooran	1SP143421
Cooran State School	OM-HC-8 - Cooran Village	31	James Street, Cooran	3SP104263
Cooran Memorial School of Arts	OM-HC-8 - Cooran Village	14	King Street, Cooran	38RP42022
Alfredson's Joinery Complex (former)	OM-HC-8 - Cooran Village	30	King Street, Cooran	43SP108794
Cooran Methodist (Uniting) Church (former)	OM-HC-8 - Cooran Village	13	Queen Street, Cooran	68RP36937
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Cooroibah				
Tronson's canal		1200	Mckinnon Drive, Ringtail Creek 2km downstream from Noosa River exit of Lake Cootharaba	298MCH1040
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Cooroy				
Cooroy Show Society Grounds	OM-HC-10 - Cooroy		Bounded by Garnet Street, Cooroy Ck and Mary River Road, Cooroy	157MCH4833
Cooroy State School	OM-HC-10 - Cooroy		Elm Street, Cooroy	98MCH810557
Cooroy Memorial Hall	OM-HC-10 - Cooroy	23-29	Maple Street, Cooroy	11SP288942 & 13SP288942
Ferguson's Auctioneer's Office (former)	OM-HC-10 - Cooroy	17	Maple Street, Cooroy	7SP291336
Cooroy Butter Factory (former)	OM-HC-10 - Cooroy	11 & 11A 9 (part lot)	Maple Street, Cooroy	1SP221081 & 2SP221081 3SP327330 (part lot)
Cooroy Post Office	OM-HC-10 - Cooroy	33	Maple Street, Cooroy	2RP147678
Cooroy Methodist (Uniting) Church & Church Hall	OM-HC-10 - Cooroy	51	Maple Street, Cooroy	2SP161937
Peachy's House	OM-HC-10 - Cooroy	68	Maple Street, Cooroy	2RP50050
Cooroy Presbyterian Church (former)	OM-HC-10 - Cooroy	22	Miva Street, Cooroy	216C5602
Cooroy War Memorial	OM-HC-10 - Cooroy	54	Triangle between Tewantin Road and Kauri & Diamond Streets, Cooroy	283C5602

Citation	Map Reference	Street No	Address	RPD
Federal				
Federal Memorial Hall		2	Skyring Creek Road, Federal	320SP187329
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Kin Kin				
Kin Kin Masonic Lodge (former)	OM-HC-6 - Kin Kin Village	11	Bowman St, Kin Kin	105K6576
Kin Kin Hotel	OM-HC-6 - Kin Kin Village	69	Cnr Main St & Wahpunga Road, Kin Kin	1RP40395 16SP23306
St Luke's Anglican Church	OM-HC-6 - Kin Kin Village	3	Grady Street, Kin Kin	206K6575
Kin Kin Junction Uniting Church	OM-HC-6 - Kin Kin Village	980	Pomona Kin Kin Road, Kin Kin	300MCH1048
Kin Kin State School and Residence	OM-HC-6 - Kin Kin Village	26-32	Main Street, Kin Kin	75CP908661
Kin Kin ES&A Bank and Residence (former) ***Editor's note-*** *the heritage listing applies to only part of the lot; being a curtilage measured no less than 5 metres from the rear of the residence and no less than 3 metres from the western side elevation of the residence.*	OM-HC-6 - Kin Kin Village	61-63	Main Street, Kin Kin	Part of 1RP196642
Kin Kin School of Arts	OM-HC-6 - Kin Kin Village	50	Main Street, Kin Kin	214MCH4199
Kin Kin Post Office (former)	OM-HC-6 - Kin Kin Village	54	Main Street, Kin Kin	1RP102399
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Noosa Heads				
Alkira Apartments	OM-HC-13 Noosa Heads	31	Noosa Drive, Noosa Heads	BUP106009
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Noosaville				
Maisie's Restaurant	OM-HC-12 - Noosaville	247-249	Gympie Terrace, Noosaville	11SP146048
Massoud's Jetty	OM-HC-12 - Noosaville	244	Gympie Terrace, Noosaville	157CP904560
Massoud's Slipway	OM-HC-12 - Noosaville	238	Gympie Terrace, Noosaville	171SP284457 172SP284457
Wallace House	OM-HC-12 - Noosaville		Wallace Park, Noosaville	2RP839623
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Pomona				
St Patrick's Church	OM-HC-9 - Pomona	1	Church Street, Pomona	13P5013

Citation	Map Reference	Street No	Address	RPD
	Village			
St Patrick's Catholic School (former)	OM-HC-9 - Pomona Village	3	Church Street, Pomona	12P5013
Noosa Agricultural, Horticultural & Industrial Society Showgrounds and Pavilion	OM-HC-9 - Pomona Village	12	Exhibition Street, Pomona	2RP47620
Page Motors (former)	OM-HC-9 - Pomona Village	17-19	Factory Street, Pomona	11-12RP35078
Part of Former Railway Hotel (Hollyhock Cottage)	OM-HC-9 - Pomona Village	9	Factory Street, Pomona	5RP801753
Part of Former Railway Hotel (Memory Lane Antiques)	OM-HC-9 - Pomona Village	9a	Factory Street, Pomona	6RP801753
Part of the Former Railway Hotel (Pomona Produce Store)	OM-HC-9 - Pomona Village	9a	Factory Street, Pomona	6RP801573
Pomona (Methodist) Uniting Church	OM-HC-9 - Pomona Village	27	Factory Street, Pomona	15RP35078
Noosa Shire Council Chambers (former)	OM-HC-9 - Pomona Village	29	Factory Street, Pomona	35RP35081
Pomona Butter Factory (former)	OM-HC-9 - Pomona Village	20	Factory Street, Pomona	183MCH2848
Page Furnishers P/L Factory	OM-HC-9 - Pomona Village	31	Factory Street, Pomona	36RP35082
Pomona Post Office	OM-HC-9 - Pomona Village	11	Memorial Avenue, Pomona	1RP44334
Kybong State School (former)	OM-HC-9 - Pomona Village	2	Mountain Street, Pomona	352MCH2291
Pomona Ambulance Station	OM-HC-9 - Pomona Village	17	Reserve Street, Pomona	2-3RP47639
Pomona Memorial School of Arts	OM-HC-9 - Pomona Village	6	Reserve Street, Pomona	1MCH5234
Pomona State School (former) and Stan Topper Park	OM-HC-9 - Pomona Village	21	Stan Topper Park, Reserve Street, Pomona	358MCH5157
Pomona Soldier's Memorial Park (Joe Bazzo Park) and Pomona Memorial Rotunda	OM-HC-9 - Pomona Village	2	Joe Bazzo Park, Reserve Street, Pomona	4P5018
Pomona Hotel	OM-HC-9 - Pomona Village	1	Station Street, Pomona	1RP68598
Pomona Cemetery	OM-HC-9 - Pomona Village	36	Pomona-Kin Kin Road, Pomona	142C8249
Citation	**Map Reference**	**Street No**	**Address**	**RPD**
Ridgewood				
Ridgewood Hall		2	Donnellys Road, Ridgewood	1RP96477

Citation	Map Reference	Street No	Address	RPD
Tewantin				
Doonella Cottage	OM-HC-11 - Tewantin	49	Doonella Street, Tewantin	2T16337
Martin House	OM-HC-11 - Tewantin	67	Doonella Street, Tewantin	1RP50839
Pelican Place (former shop)	OM-HC-11 - Tewantin	3	Pelican Street, Tewantin	1RP74197
Royal Mail Hotel	OM-HC-11 - Tewantin	118	Poinciana Avenue, Tewantin	1RP845244
Donaldson Residence	OM-HC-11 - Tewantin	76	Poinciana Avenue, Tewantin	604RP884055
RSL Memorial Park and German Mines	OM-HC-11 - Tewantin		RSL Park, Poinciana Avenue, Tewantin	13MCH5443
Tewantin War Memorial	OM-HC-11 - Tewantin		Town Square, Tewantin	16SP140487
Former Ringtail Hall (Tinbeerwah Hall)	OM-HC-11 - Tewantin	865	Sunrise Road, Tinbeerwah	5RP116185

Table 8.2.7.5 - Places on the Queensland Heritage Register

Citation	Map Reference	Street No	Address	RPD
Places on the Queensland Heritage Register				
Mill Point Settlement Site			Cooloola Section, Great Sandy National Park, (Elanda Point) Lake Cootharaba	21NPW659
Kin Kin Sawmill		1	Sister Tree Creek Road, Kin Kin	195SP148790
Cooroy Railway Station		14	Myall Street, Cooroy	303SP254936
Cooroy Lower Mill Site Kiln			Lower Mill Road, Cooroy	5SP173771
Pomona Police residence (& former station), lock-up and courthouse		22	Red Street, Pomona	4P50113
Cooroora Masonic Temple (former)		9	Station Street, Pomona	1RP35095
Majestic Theatre		3	Factory Street, Pomona	21SP14118
Alfredson's Joinery, Pre-Cut House workshop and Sawmill (former)		28	King Street, Cooran	42 SP108794 Lot A SP108794 (easement)
Halse Lodge		2	Halse Lane, Noosa Heads	2RP865533
Noosa River Caravan Park		4	Russell Street, Noosaville	131SP143417

8.2.8 Landslide Hazard Overlay Code

8.2.8.1 Application

(1) This code applies to assessable development:

(a) subject to the Landslide Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Landslide Hazard overlay code by the tables of assessment in Part 5

(Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's Note-*;Planning scheme policy 9 for assessment of natural hazards includes guidance for preparing a site specific geo-technical analysis.*

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Landslide Hazard overlay code is to ensure:

(a) development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, community, economic activity and the environment; and

(b) development on steep land is avoided or limited in scale and intensity and is sensitively located and designed to minimise adverse impacts on landscape character, scenic amenity, environment and public safety.

(2) The overall outcomes sought for the Landslide Hazard overlay code are:

(a) Development in areas at risk from landslide hazard is compatible with the nature of the hazard.

(b) Development is resilient to landslide hazards by ensuring siting, design and access responds to and minimises potential risks to people, property and the environment.

(c) Natural processes and the protective function of landforms and vegetation are maintained in landslide hazard areas.

(d) Development avoids the release of hazard materials as a result of landslide hazard events.

(e) Development supports and does not unduly burden disaster management response or recovery capacity and capabilities.

(f) Development directly, indirectly or cumulatively avoids an unacceptable increase in the extent or severity of landslide hazards on the site or to other properties.

(g) Development on steep land occurs only where scenic amenity, landscape character and environmental quality and integrity is maintained and safe and efficient access can be provided.

Table 8.2.8.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes
Landslide hazard	
PO1 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.	**AO1.1** Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map; OR **AO1.2** Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific *slope-analysis*; ***Editor's Note****—A site- specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.* OR **AO1.3** A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:

Performance outcomes	Acceptable outcomes
	(a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land; ***Editor's Note*** *— PSP8 Natural Hazards provides further guidance on assessing landslide hazard.* AND **AO1.4** Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.

Essential community infrastructure Table 8.2.8.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Essential community infrastructure	
PO2 *Essential community infrastructure* is is able to function effectively during and immediately after landslide events.	**AO2.1** Development involving essential community infrastructure is not located within a landslide hazard area as identified on a Landslide Hazard Overlay Map; **OR** **AO2.2** Development involving essential community infrastructure is located in a low or very low landslide hazard area and on land less than 15% slope, as determined by a site-specific *slope-analysis*; ***Editor's Note****—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.* **AO2.3** A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that: (a) the long term stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) access to the site will not be impeded by a landslide

Performance outcomes	Acceptable outcomes
	event; (c) the community infrastructure will not be adversely affected by landslide activity originating from other land, including land above the site; and (d) development of the site will not increase the risk of landslide activity on other land.

Sloping sites, landscape character and scenic amenity Table 8.2.8.3 - Criteria for assessable development (part)

Performance outcomes	Acceptable outcomes
Sloping sites, landscape character and scenic amenity	
PO3 Development, including associated access, is designed and constructed to: (a) be responsive to the natural topography and constraints imposed by the slope; (b) retain the natural landforms, landscape character, vegetation, including the visual amenity of hill slopes and ridgelines; (c) visually integrate into the streetscape and the natural surrounds; and (d) ensure buildings and structures are not visually obtrusive, particularly from ridgelines, public open spaces, scenic routes and other critical vantage points, outside the site.	**AO3.1** Buildings present no more than two storeys at any one point when viewed from the road or other public space. **AO3.2** Buildings and associated accesses are not constructed on land with a slope greater than 25%. **AO3.3** No additional lots intended to provide house sites are created on land with a slope of 25% or greater. **AO3.4** Buildings are designed to follow the natural landform rather than modify it. ***Editor's note-*** *Designs that step down the slope using split level construction or elevated construction on suspended floors are a preferred alternative to standard slab on ground construction reliant on cut and fill of sites.* **AO3.5** The extent of filling or excavation is revegetated immediately following completion of the works. **AO3.6** Any building, including any associated car parking structure:- (a) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or (b) incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building. ***Editor's note****- Vertical battens are also useful to enclose the undercroft area.* **AO3.7** On sloping sites roof lines are generally parallel with contours

Performance outcomes	Acceptable outcomes
	of the land and roof pitch does not exceed 15 degrees.
PO4 Development on sloping sites provides safe and efficient access for vehicles and pedestrians	**AO4.1** Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location. **AO4.2** Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways. **AO4.3** Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.

8.2.9 Regional Infrastructure Overlay Code

8.2.9.1 Application

(1) This code applies to assessable development:

(a) subject to the Regional Infrastructure overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Regional Infrastructure overlay code by the tables of assessment in Part 5 (Tables of assessment).

(2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.9.2 Purpose and overall outcomes

(1) The purpose of the Regional Infrastructure overlay code is to:

(a) For water resources:

(i) protect Lake Macdonald Catchment located wholly within the Noosa Shire; and

(ii) protect the Mary River Catchment partially contained within Noosa Shire.

(b) For major electricity infrastructure:

(c) (i) ensure development is compatible with and does not adversely affect the operation of the gas pipeline; and

(ii) ensure development is compatible with and does not adversely affect the operation of major electricity infrastructure,

(2) The overall outcomes sought for the Regional Infrastructure overlay code are:

(a) For water resources:

(i) Development is located, designed and managed to maintain or improve water quality, flow regimes, environmental values and natural systems in a water supply catchment.

(ii) Development ensures there is no cumulative impact on water quality.

(iii) Development adopts sustainable land use practices within the water catchment to avoid adverse impact on the environment.

(iv) Development avoids any adverse effects on the water supply infrastructure.

(v) The Mary River drinking water intake is not adversely affected by development or the effects of development.

(b) For major energy infrastructure:

(c) (i) Development provides for adequate separation from the Major Electricity Transmission Line Corridor.

(ii) Development avoids compromising the operation of major electricity infrastructure, including the Major Electricity Transmission Line.

(iii) The number of people exposed to the potential adverse impacts of major electricity infrastructure is minimised.

(iv) Development provides for adequate separation from the gas pipeline corridor.

(v) Development provides for adequate separation from the gas pipeline and corridor.

(vi) Development avoids compromising the future operation of the gas pipeline within the gas pipeline corridor.

(vii) Development avoids the storage of hazardous materials in proximity to the gas pipeline corridor.

(viii) The number of people exposed to the potential adverse impacts of the future gas pipeline in the gas pipeline corridor is minimised.

Table 8.2.9.3 Criteria for assessable development- Water Resources

Performance outcomes	Acceptable outcomes
Water catchment	
PO1 Development does not cause adverse effects on: (a) the quality and quantity of water entering Lake Macdonald, Cedar Pocket Dam or its tributaries, or the Mary River drinking water intake; (b) flow regimes, flooding levels or flood volumes outside the boundaries of the site; and (c) the environmental values, land resources and natural systems in these catchments. ***Editor's Notes—*** *Requirements relating to water quality, stormwater management and effluent disposal are contained in the Water Quality and Drainage Code in Part 9.* *Requirements relating to excavation and filling are contained in the Earthworks Code in Part 9.* *Requirements relating to flooding and environment protection and waterways management are contained in the Flood Hazard Overlay Code and the Biodiversity, Waterways and Wetlands Overlay Code in Part 8.*	No acceptable outcomes provided
PO2 Development within a water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licensed contractor.	**AO2.1** For rural activities the stockpiling of waste litter, manure and other organics is only undertaken as follows: (a) on surfaces constructed with permanent impervious underlay to minimise leaching; (b) located outside of an effluent irrigation area; (c) located away from groundwater and recharge areas; (d) sized to accommodate the proposed disposal timeframes; (e) designed with run-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area; (f) bunded to capture contaminated run-off for appropriate treatment and disposal; and (g) covered, desirably within a shed but otherwise with weatherproof material. ***Editor's note—****Groundwater and recharge areas are shown on the Queensland Government Wetland Info mapping.*

	AO2.2 The reuse of waste litter, manure and other organics as soil conditioners or fertilizers is not undertaken on-site. **AO2.3** Composting activities are not undertaken on-site. **AO2.4** Carcasses are not buried on-site except as required in accordance with any emergency animal disease directive by a biosecurity agency.
PO3 Development does not discharge wastewater unless demonstrated to not compromise the drinking water supply environmental values.	**AO3.1** Development does not generate wastewater. OR **AO3.2** Wastewater generated from the development is collected and contained on site, and is: (a) lawfully disposed to sewer; (b) transferred off-site for treatment/disposal to an appropriately licensed facility; (c) treated to meet the drinking water supply environmental values prior to release; or (d) reused on-site in a closed-cycle irrigation scheme, industrial processes, washing/cleaning or other purpose. **AO3.3** Where treated wastewater is irrigated to land, it will: (a) be confined to a dedicated area of land on-site; (b) be suitably located and sized; and (c) use irrigation practices that will not harm groundwater and on-site surface water quality. ***Editor's note***- *Developments involving the irrigation of wastewater will need to provide a MEDLI Modelling Report demonstrating the nominated land area for wastewater irrigation is suitably located and sized to accommodate design wastewater loads, storages are suitably sized to accommodate design wastewater loads, and proposed irrigation practices will not damage water quality. It is recommended the modelling exercise incorporate scenarios based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts.*
PO4 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.	No acceptable outcome provided
PO5 Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.	**AO5** Development complies with the separation distances by stream order as specified in Table 8.2.9.3A
Bulk Water Infrastructure	
PO6 Development is set back from bulk water supply infrastructure to:	**AO6** Development is setback in accordance with Table 8.2.9.3B

(a) avoid safety risks to people and property; (b) minimise noise and visual impacts to people and property; and (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	'Recommended separation distances from bulk water supply infrastructure'.
PO7 Vegetation planted near pipelines does not pose any risk to the physical integrity and operation of the bulkwater pipelines.	**AO7** Planting near pipelines complies with the current Seqwater Network Consent Guidelines.
PO8 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**AO8** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to: (a) buildings or structures; (b) gates and fences; (c) storage of equipment or materials; (d) landscaping or earthworks or stormwater or other infrastructure.

Table 8.2.9.3A - Separation distances to waterways and water supply sources

Development type and activities	Stream Order 1 to 3	Stream Order 4 or greater
Intensive animal industry	50 metres	100 metres
Aquaculture	Case-by-case basis	Case-by-case basis
All other agricultural or forestry land uses	50 metres	100 metres
Extractive industry	50 metres	100 metres
All other industrial uses	100 metres	100 metres
Outdoor sport and recreation	50 metres	100 metres
Major sport, recreation and entertainment		
Service station	50 metres	100 metres
All other developments	50 metres	100 metres

Table 8.2.9.3B - Recommended separation distances from bulk water supply infrastructure

Bulk water supply infrastructure - asset type	Type of development	Recommended separation distance minimum
Pipelines and channels (1)	Buildings/Structures/Earthworks	20 metres from edge of pipe
	Blasting(2,3)	200 metres from edge of pipe
Water treatment plants and water quality facilities	Sensitive Land Use	250 metres from building footprint
	Buildings/Structures/Earthworks	20 metres from building footprint
	Blasting (2,3)	200 metres from building footprint
Reservoir facilities	Buildings/Structures/Earthworks	20 metres from building footprint
	Blasting (2,3)	200 metres from building footprint
Pump stations	Sensitive Land Use	100 metres from building footprint
	Buildings/Structures/Earthworks	20 metres from building footprint
	Blasting (2,3)	200 metres from building footprint
Dam structures and weirs (4)	Earthworks Dam/Weir Height(5) 0-5 meters	50 metres from the toe of the dam/weir
	Earthworks Dam/Weir Height(5) 5-10 metres	100 metres from the toe of the dam/weir
	Earthworks Dam/Weir Height(5) 10-15	150 metres from the toe of the dam/weir

Bulk water supply infrastructure - asset type	Type of development	Recommended separation distance minimum
	metres	
	Earthworks Dam/Weir Height(5) 15-20 metres	200 metres from the toe of the dam/weir
	Earthworks Dam/Weir Height(5) > 20 metres	500 metres from the toe of the dam/weir
	Blasting (2,3)	500 metres from dam wall/earth embankment/weir footprint

1 Channels are included in the pipelines and channels layer SPP IMS but are not differentiated from pipelines. Where an applicant identifies the bulk water supply infrastructure is a channel rather than a pipe, applicants should contact the utility provider to discuss appropriate separation distances.
2 Refers to any type of development involving blasting <500 kg charge mass per delay, use of explosives, piling, and other vibratory/compaction machinery (over 20t centrifugal force) during construction and/or operation. For blasting over 500 kg, applicants are to contact the asset owner as a greater separation zone may apply.
3 It is recommended that blasting provisions be included in an extractive industry code (or similar).
4 For dam structures and weirs, applicants should contact the utility provider to determine the toe of the dam/weir.
5 Dam/weir height is to be taken at the maximum section of the dam/weir (from dam/weir crest to dam/weir toe).

Table 8.2.9.4 Criteria for assessable development - Gas pipeline and Major Electricity Infrastructure

Performance outcomes	Acceptable outcomes
Gas pipeline corridor and buffer area	
PO1 Development, including uses and works are constructed and operated to avoid: (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of a gas pipeline within the gas pipeline corridor.	**AO1.1** Buildings and structures are setback a minimum of 40 metres from a gas pipeline corridor. **AO1.2** The use does not involve the storage of flammable, explosive or other hazardous materials within 200 metres of the gas pipeline corridor. OR **AO1.3** Written conformation of the pipeline license holder of *Petroleum Pipeline License 32* that the setback distance and design of the development does not impact the future use of the gas pipeline. ***Editor's note-*** *should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.*
Performance outcomes	**Acceptable outcomes**
Major Electricity Infrastructure	
PO2 Development does not increase risk to community health or safety, or the operation and reliability of major electricity infrastructure	No acceptable outcome provided
PO3 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.	**AO3.1** With the exception of class 10 buildings, buildings associated with a sensitive land use maintain a setback of at least: (a) 50 metres from a transmission substation;

	(b) 10 metres from any other substation; and (c) 30 metres from a transmission line easement. **AO3.2** Buildings are not located within an easement for a distribution line.
PO4 Development adjoining substations are located and designed to avoid noise nuisance from infrastructure.	**AO4** For development adjoining substations, noise emissions do not exceed 5db(A) above background noise level at the sensitive receptor of a building associated with a sensitive land use, measured in accordance with AS1055.
PO5 Wherever practicable new lots and buildings are orientated to avoid direct overlooking of electricity infrastructure.	**AO5** Buildings are orientated so that the majority of outdoor living areas and windows of habitable rooms face away from towers or other major electricity infrastructure.
PO6 For sensitive land uses, there is sufficient space within the site to establish landscaping which substantively screens and softens poles, towers, or other structures and equipment associated with major electricity infrastructure and substations.	**AO6** A minimum 3 metres wide densely planted landscaped buffer is provided along the boundary adjoining the electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10 metres. ***Editor's note-*** *Applicants may find guidance in Powerlink Queensland's brochure "Using Vegetation to screen transmission lines". Applicants should also note that vegetation will need to maintain statutory clearances.*
PO7 Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.	**AO7.1** Vegetation planted within the easement of an overhead powerline or, where there is no easement, the area of influence of a powerline, has a mature height of no more than 3.5 metres. **AO7.2** Vegetation planted within an underground powerline easement does not have a mature root system in excess of 150 millimetres in depth and is not located directly over the powerline. **AO7.3** Regardless of the width of the easement, vegetation adjoining easements must be separated from the power pole or other infrastructure by a distance at least equal to the maximum mature height of the vegetation.
PO8 Any earthworks are undertaken in a way which: (a) ensures stability of the land on or adjoining the electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and (c) does not restrict the placement or use of the electricity infrastructure provider's equipment.	**AO8.1** For overhead distribution infrastructure, no earthworks are undertaken within 10 metres of a tower, pole or stay. **AO8.2** For overhead transmission infrastructure, no earthworks are undertaken within 20 metres of a tower, pole or stay.
PO9 Services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.	**AO9.1** Underground services are not located within 20 metres of a tower, pole, stay or substation boundary. **AO9.2** No valve pits occur within: (a) for transmission infrastructure, 60 metres of a tower, pole or stay; or

	(b) for distribution infrastructure, 20 metres of a tower, pole or stay. **AO9.3** Underground services traversing an easement cross at right angles to the overhead or underground lines.