

## 10.2 Palmview Structure Plan

### 10.2.1 Preliminary

#### 10.2.1.1 Introduction

This Part comprises the Palmview Structure Plan.

#### 10.2.1.2 Purpose of Structure Plan

The Palmview Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area.

#### 10.2.1.3 Master Planned Area

##### 10.2.1.3.1 Master Planned Area declaration details

The declaration details for the Palmview master planned area are specified in **Table 10.2.1.3.1 (Palmview master planned area declaration details)**.

**Table 10.2.1.3.1 Palmview Master Planned Area declaration details**

Date of declaration	18 December 2009
Palmview master planned area map	Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional context (refer to <b>Schedule 2 (Mapping)</b> ))

#### 10.2.1.4 Structure Plan Elements

- (1) The Palmview Structure Plan comprises the following elements:-
  - (a) the strategic outcomes for the Master Planned Area;
  - (b) the category of development and assessment and assessment benchmarks for assessable development and requirements for accepted development for development in the Master Planned Area;
  - (c) a Palmview structure plan area code.
- (2) The Palmview Structure Plan is supported by the following:-
  - (a) *Sunshine Coast Planning Scheme*;
  - (b) the *Planning scheme policy for the Palmview Structure Plan*;
  - (c) infrastructure arrangements which apply to land in the Master Planned Area.
- (3) The structure plan maps detailed in **Table 10.2.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

**Table 10.2.1.4 Master Planned Area Maps**

Column 1 Map Number	Column 2 Map Title
OPM P1	Other Plans Map OPM P1 Palmview Master Planned Area and Regional Context
OPM P2(a)	Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land
OPM P2(b)	Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas
OPM P3	Other Plans Map OPM P3 Palmview Master Planned Area Land Use Structure
OPM P4	Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements
OPM P5	Other Plans Map OPM P5 Palmview Master Planned Area Development Entitlements
OPM P6	Other Plans Map OPM P6 Palmview Master Planned Area Precincts and Sub-precincts
OPM P7	Other Plans Map OPM P7 Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing

Column 1 Map Number	Column 2 Map Title
OPM P8	Other Plans Map OPM P8 Palmview Master Planned Area Road Transport Infrastructure Network
OPM P9	Other Plans Map OPM P9 Palmview Master Planned Area Public Transport Infrastructure Network
OPM P10	Other Plans Map OPM P10 Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network
OPM P11	Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network
OPM P12	Other Plans Map OPM P12 Palmview Master Planned Area Non-urban Open Space Infrastructure Network
OPM P13	Other Plans Map OPM P13 Palmview Master Planned Area Community Facilities Infrastructure Network
OPM P14	Other Plans Map OPM P14 Palmview Master Planned Area Electricity Infrastructure Network

#### 10.2.1.5 Relationship to the SP Act and Act

- (1) The Palmview Structure Plan is a structure plan for the Master Planned Area which was incorporated into the planning scheme under section 761A of the SP Act.
- (2) The Palmview Structure Plan specifies the following for the purposes of the Act:-
  - (a) a strategic framework, including strategic outcomes for the Master Planned Area that applies to assessable development requiring impact assessment in the Master Planned Area; and
  - (b) a Structure Plan Area Code that applies to accepted development subject to requirements and assessable development in the Master Planned Area.

#### 10.2.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Palmview structure plan area code for accepted development subject to requirements:-
  - (a) the development must comply with the acceptable outcomes in the Palmview structure plan area code;
  - (b) where the development does not comply with the acceptable outcomes the development becomes assessable development requiring code assessment unless stated to be assessable development requiring impact assessment.
- (2) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring code assessment:-
  - (a) the development complies with the Palmview Structure Plan if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes.
- (3) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring impact assessment:-
  - (a) the development complies with the Palmview structure plan area code if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes; and
  - (b) the development complies with the strategic outcomes for the Palmview Structure Plan if it is consistent with the strategic outcomes for the Palmview Structure Plan.

#### 10.2.1.7 Relationship to State Planning Instruments

This matter is dealt with in Section 2.1 of the *Sunshine Coast Planning Scheme 2014*.

### 10.2.1.8 Relationship to Sunshine Coast Planning Scheme

- (1) The following provisions of the *Sunshine Coast Planning Scheme* apply to the assessment of development for the Master Planned Area:-
  - (a) **Part 1 (About the planning scheme);**
  - (b) **Part 3 (Strategic framework);**
  - (c) **Part 4 (Local Government infrastructure plan);**
  - (d) Section 8.2.1 (Acid sulfate soils overlay code), Section 8.2.4 (Bushfire hazard overlay code) and Section 8.2.7 (Flood hazard overlay code) of **Part 8 (Overlay codes);**
  - (e) **Part 9 (Other codes);**
  - (f) **Part 10 (Other plans);**
  - (g) **Schedule 1 (Definitions)** except for the terms defined in Section 10.2.1.11 (Structure Plan Definition of Terms);
  - (h) Other Plans Map OPM P1 to P14 in **Schedule 2 (Mapping);**
  - (i) the overlay maps in **Schedule 2 (Mapping)** related to the acid sulfate soils overlay and bushfire hazard overlay as applicable to the Master Planned Area;
  - (j) **Schedule 6 (Planning scheme policies).**
- (2) The provisions of the Palmview Structure Plan prevail over the other provisions of the *Sunshine Coast Planning Scheme* to the extent of any inconsistency.

### 10.2.1.9 Planning Scheme Policy for the Palmview Structure Plan

A planning scheme policy for the Palmview Structure Plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Palmview structure plan area code.

### 10.2.1.10 Infrastructure Arrangements

- (1) An infrastructure arrangement is:-
  - (a) an infrastructure agreement entered into between an owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document; and
  - (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.
- (2) An infrastructure agreement has been entered into for land in the Master Planned Area.

### 10.2.1.11 Structure Plan Definition of Terms

In the Palmview Structure Plan:-

**Affordable housing** means housing for which low to moderate income earning households pay no more than 30 percent of gross household income on rent and no more than 35 percent for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

**Defined flood event** means the modelled 1:100 year Average Recurrence Interval flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise.

**Ecological rehabilitation** means the application of specific techniques, either active or passive, to rehabilitate disturbed, degraded, reduced or otherwise compromised ecosystems to a more natural extent, structure and ecological function.

**Ecologically important area** means an ecologically important area specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**<sup>1</sup> being an area which comprises one or more of the following:-

- (a) State significant vegetation;
- (b) State, regional or local habitat corridor;
- (c) ecological buffer;
- (d) land in Queensland conservation estate (i.e. National Park and Conservation Park).

**Environmental enhancement area** means an environmental enhancement area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which:-

- (a) provides continuity between habitat;
- (b) is of the following types:-
  - (i) Type A, being an area undergoing natural regeneration;
  - (ii) Type B, being an area located such that it provides a strategic opportunity for the creation of a large and intact ecological area; and
- (c) has been determined to represent a high priority for ecological rehabilitation.

**Environmental protection area** means an environmental protection area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which comprises one or more of the following:-

- (a) an endangered regional ecosystem, of concern regional ecosystem or least concern regional ecosystem under the *Vegetation Management Act 1999*;
- (b) habitat or likely habitat for scheduled species under the *Nature Conservation (Wildlife) Regulation 2006*;
- (c) areas or likely areas of listed threatened species, listed threatened ecological communities, protected critical habitat or listed migratory species under the *Environment Protection and Biodiversity Conservation Act 1999*;
- (d) essential habitat as mapped by the State government for the purposes of regulating vegetation clearing under the *Vegetation Management Act 1999*;
- (e) a spring under the *Water Act 2000*;
- (f) stream orders 3, 4 and 5 of watercourses under the *Water Act 2000*;
- (g) a coastal wetland, tidal waters, erosion prone area or coastal management district under the *Coastal Protection and Management Act 1995*;
- (h) a wetland as mapped by the State government in partnership with the Commonwealth Government through the Queensland Wetlands Program;
- (i) habitat for flora or fauna species of local ecological significance.

**Environmental transition area** means an environmental transition area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which is required to separate and buffer the environmental protection area and the Environmental enhancement area from the sources of environmental impacts and protect important habitat corridors.

**Flood prone land** means the land inundated by the defined flood event as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**<sup>2</sup> or as otherwise identified in the flood hazard provisions of the Sunshine Coast Planning Scheme applicable to land within the Master Planned Area.

**Infrastructure arrangement** see **Section 10.2.1.10(1) (Infrastructure Arrangements)**.

**Net residential density** means housing density expressed as dwellings per hectare, calculated by dividing the number of dwellings created by the total of the area of residential lots plus the area of local roads and parks.

**Scenic amenity and highway acoustic buffer** means the non-urban land area adjacent to the Bruce Highway as specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being the area that is intended to maintain the appearance of the natural and landscape separation between urban communities, protect the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protect the amenity of the future Palmview community.

**SEQ Regional Plan** means the *South East Queensland Regional Plan 2009-2031*.

<sup>1</sup> **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

<sup>2</sup> **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

**Universal design** means the design of the built environment to be usable by all people without the need for further adaption or specialised design.

## 10.2.2 Master Planned Area Strategic Framework

### 10.2.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the Act and is the basis of the outcomes specified in the Palmview Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
  - (a) a context and setting statement;
  - (b) the strategic outcomes.

### 10.2.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Palmview Structure Plan and does not form part of the Palmview Structure Plan.
- (2) The context and setting of the Master Planned Area is as follows:-

*The Master Planned Area is located immediately south of the Sippy Downs/Chancellor Park urban community and to the west of the Kawana Town Centre and the Kawana Waters Community Development Area.*

*The Master Planned Area is approximately 926 hectares in area with boundaries generally defined by:-*

- (a) *Sippy Creek, Cavalry Road, Claymore Road and Mooloolah River National Park in the north;*
- (b) *the Mooloolah River in the east;*
- (c) *the Palmview Conservation Park, Laxton Road and the Mooloolah River in the south; and*
- (d) *the Bruce Highway in the west.*

*The Master Planned Area is characterised by gently undulating topography which reflects its location within and on the margins of the coastal plain. The Master Planned Area generally slopes down from its western and central parts to Sippy Creek and the Mooloolah River.*

*Approximately 45% of the Master Planned Area is subject to the defined flood event. Acid sulfate soils exist in low lying parts of the Master Planned Area.*

*Although large parts of the Master Planned Area have previously been cleared to accommodate rural activities, stands of remnant vegetation remain in corridors adjacent to waterways and in peripheral areas.*

*The Master Planned Area currently forms part of a large non-urban area that separates the Caloundra Coastal urban area from urban communities on and surrounding the Buderim plateau.*

### 10.2.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-
  - (a) intent for structure plan area;
  - (b) intent for preferred dominant land use areas;
  - (c) land use structure;
  - (d) open space;
  - (e) character and identity;
  - (f) residential development;
  - (g) centres and employment;
  - (h) integrated transport;
  - (i) infrastructure;
  - (j) community wellbeing;
  - (k) ecological sustainability and environmental management.

- (2) The following structure plan maps spatially represent elements of the strategic outcomes for the Master Planned Area:-
- (a) **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context);**
  - (b) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land);**
  - (c) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
  - (d) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
  - (e) **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements);**
  - (f) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements).**

#### 10.2.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Palmview Master Planned Area is developed as a transit oriented community that promotes ecologically sustainable development.
- (2) Development in the Master Planned Area complements Sippy Downs and contributes to the creation of an integrated community, offering a range of affordable living and employment opportunities, social services, complementary business and commercial uses, community facilities and recreational experiences.
- (3) Development in the Master Planned Area provides for the protection and enhancement of waterways, wetlands, bushland and the Mooloolah River floodplain such that climate resilience is enhanced and a network of green open space is established that defines the boundary of urban development and provides an attractive setting for neighbourhoods.
- (4) Development in the Master Planned Area provides for sustainable stormwater management infrastructure which protects water quality, environmental values and public health.
- (5) Development in the Master Planned Area provides for the rural and natural qualities which distinguish the Sunshine Coast from other areas to be maintained through the provision of a wide green multi-purpose buffer to the Bruce Highway, ensuring the character and visual amenity values of this important gateway are sustained.
- (6) Development in the Master Planned Area contributes to the creation of a high quality lifestyle with a diversity of housing choices available to meet all life stages and affordability. A community of compact, distinct, well connected, walkable and thoughtfully designed neighbourhoods are established that provide safe, pleasant and friendly places to live and promote a sense of community and community responsibility. The Sunshine Coast's subtropical, outdoor lifestyle is celebrated with high quality community and open spaces for people of all ages to socialise, exercise and play.
- (7) Development in the Master Planned Area provides for high quality design and construction of civil works, buildings, places and spaces that create a distinctive look and feel that strongly reflects appropriate responses to landscape setting, local climatic influences and the contemporary, vernacular, subtropical coastal building style. Houses, businesses and community buildings are designed and built to 'sit' in a green, leafy landscape.
- (8) Development in the Master Planned Area provides for the establishment of a vibrant, mixed use town centre that provides a focus for the community, offering convenient access to a range of shopping, local employment and services as well as unique, well designed civic spaces and community and cultural facilities. The town centre is supported by two lower order local centres conveniently located to provide for the day to day needs of residents.
- (9) Development in the Master Planned Area provides opportunities for a variety of local jobs to be provided making a contribution to improved levels of self containment within the Palmview and Sippy Downs communities. A small Local Employment Area located to the south of the Palmview town centre provides a range of low impact industry and service industry uses and complementary business and commercial uses. Businesses do not rely on direct access or frontage to the Bruce Highway for their viability.
- (10) Development in the Master Planned Area supports the establishment of a culture of sustainable transport use. This is reflected in high patronage of public transport, cycle ways and pedestrian paths. These connections provide convenient access to employment, retail, business, education, recreation, sporting, cultural and health facilities. The keystone of this network is a high quality, integrated public transport system which provides convenient access to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital. Improved public transport outcomes respond to the major challenges posed by climate change and peak oil by reducing car dependency whilst also minimising traffic impacts on existing developed areas.

- (11) Development in the Master Planned Area provides for the provision of infrastructure, including public transport, roads, bicycle and pedestrian paths, water management infrastructure, urban and non-urban open space, community facilities and services, energy, waste management and telecommunications infrastructure that leads development, supports the growth of the community and increases the capacity of the community to meet its needs.

## **10.2.2.5 Strategic Outcome 2 – Intent for Preferred Dominant Land Use Areas**

### **10.2.2.5.1 Residential Area Intent**

Development in the Master Planned Area provides for the Residential Area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low-medium rise and density accommodation ranging from dwelling houses to multiple dwellings in various configurations. Whilst a broad range of housing options are intended to be established within the Residential Area it is anticipated that more intensive residential development occur in locations immediately surrounding the District Activity Centre Area.

### **10.2.2.5.2 District Activity Centre Area Intent**

Development in the Master Planned Area provides for the District Activity Centre Area to be developed as a high quality district level town centre for the Master Planned Area providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development. The District Activity Centre Area is intended to be the most concentrated urban setting in the Master Planned Area and is intended to incorporate a traditional street fronting main street layout, a town park, civic plazas and the main transit station as significant structural elements.

### **10.2.2.5.3 Local Activity Centre Area Intent**

Development in the Master Planned Area provides for each Local Activity Centre Area to be developed as a high quality local level centre (not full service) that provides for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods. Each Local Activity Centre (not full service) is intended to incorporate a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

### **10.2.2.5.4 Local Employment Area Intent**

Development in the Master Planned Area provides for the Local Employment Area to be developed as a high quality local employment area that complements the District Activity Centre Area and primarily services the community of Sippy Downs and Palmview. The Local Employment Area is intended to accommodate a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area and is to be established as an attractive, small scale local employment area.

### **10.2.2.5.5 Major Urban Open Space Area Intent**

Development in the Master Planned Area provides for the Major Urban Open Space Area to be developed for a range of public sport and recreation parks required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region. Where practicable and compatible with sport and recreational functions, it is intended that Ecologically important areas within the Major Urban Open Space Area be protected and rehabilitated.

### **10.2.2.5.6 Environmental Open Space Area Intent**

The Environmental Open Space Area provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other Ecologically important areas. The Environmental Open Space Area is an extensive area intended to be included in nature conservation or other protective public tenure. The Environmental Open Space Area is not intended to be developed for urban purposes, other than the infrastructure identified on the structure plan maps.

### **10.2.2.5.7 Scenic Amenity and Highway Acoustic Buffer Intent**

Development in the Master Planned Area provides for the protection of the Scenic amenity and highway acoustic buffer as a non-urban land area that maintains the appearance of natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community. It is intended that the Scenic amenity and

highway acoustic buffer accommodate only a limited range of non-urban uses compatible with the rural and natural landscape character of the land surrounding the Master Planned Area.

#### 10.2.2.5.8 Community Facilities Area Intent

Development in the Master Planned Area provides for the Community Facilities Area to be developed to primarily service the needs of the Palmview community in the Master Planned Area. The Community Facilities Area includes land for public and private educational establishments and other major public purposes. It is intended that land included in the Community Facilities Area will be reserved and developed for its intended purposes and that the land will accommodate all associated servicing functions required for the facilities to be able to operate, e.g. bus drop-off/set down areas and parking areas.

#### 10.2.2.6 Strategic Outcome 3 – Land Use Structure

(1) Development in the Master Planned Area recognises and strengthens the importance of the existing and emerging relationships between the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre, the Sunshine Coast University Hospital and the Master Planned Area as identified conceptually on **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context)** in order to significantly advance self containment and the creation of sustainable communities for the central Sunshine Coast. In particular this will be achieved through the following:-

- (a) providing an integrated transport network effectively linking Palmview to the key nodes of the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;
- (b) providing a diverse range of housing and affordable living opportunities in close proximity to these key nodes;
- (c) protecting and reinforcing the significant environmental and landscape values that separate these key nodes and that are required to be maintained as part of the non-urban and urban open space infrastructure networks which frame and define their boundaries.

(2) Development in the Master Planned Area for Urban purposes, other than the limited infrastructure identified on the structure plan maps, does not occur:-

- (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
- (b) in an Ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to ensure the following:-

- (c) minimise development of flood prone land, except in respect to those areas that have been identified as being required for development so that land use and infrastructure can be configured to achieve an optimal transit oriented development outcome for the Master Planned Area<sup>3</sup>;
- (d) minimise changes to the flood characteristics in the Mooloolah River catchment;
- (e) protect and rehabilitate Ecologically important areas and reinforce ecological connections between the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and otherwise preserve the functions of the non-urban open space infrastructure network;
- (f) provide for the establishment of a Scenic amenity and highway acoustic buffer that maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community;
- (g) avoid or mitigate the adverse impacts of further significant development for Urban purposes on the coastal plain.

(3) Development in the Master Planned Area provides for the following:-

- (a) the establishment of a transit oriented community that meets best practice standards for affordable and sustainable urban development and infrastructure;

<sup>3</sup> In preparing the Palmview Structure Plan, Council has determined that incorporating a limited area of land inundated by the defined flood event in the land suitable for urban development, so as to achieve an optimal transit oriented development outcome for the Master Planned Area, does satisfy an overriding need in the public interest in that:-

- (a) it would result in a significant overall benefit for a significant part of the community in social, economic or environmental terms; and
- (b) the benefit cannot otherwise be satisfied by other land that is suitable and reasonably available.



- (b) a movement network which creates a high degree of accessibility and permeability and which prioritises pedestrians, cyclists and public transport over private vehicle use;
  - (c) an extensive and integrated network of non-urban and urban open space, community facilities infrastructure and other public spaces.
- (4) Development in the Master Planned Area complies with the land use structure identified conceptually on **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)** that incorporates the following preferred dominant land use areas:-
- (a) the Residential Area;
  - (b) the District Activity Centre Area;
  - (c) the Local Activity Centre Area;
  - (d) the Local Employment Area;
  - (e) the Major Urban Open Space Area;
  - (f) the Environmental Open Space Area;
  - (g) the Scenic Amenity and Highway Acoustic Buffer;
  - (h) the Community Facilities Area.
- (5) Development in the Master Planned Area:-
- (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**;
  - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**; and
  - (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.
- (6) Development in the Master Planned Area is limited to the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)** upon which the infrastructure arrangements are based.

#### 10.2.2.7 Strategic Outcome 4 – Open Space

- (1) Development in the Master Planned Area provides for the establishment of an integrated non-urban open space infrastructure network which:-
- (a) frames the edges of and separates urban areas within the Master Planned Area from other urban communities;
  - (b) provides for the protection, enhancement, buffering and reconnection of Ecologically important areas including the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors;
  - (c) builds ecosystem condition, resilience and capacity to evolve and adapt to environmental change including climate change and to absorb impacts resulting from development;
  - (d) provides for large areas of un-fragmented land to be set aside for ecological protection and enhancement to sustain plant and animal populations, biological processes and ecosystem viability;
  - (e) provides for the protection of protected and threatened communities and species and enhances their habitat, including wildlife corridors and connectivity to improve species recovery;
  - (f) protects water quality (including surface water and ground water) within the Mooloolah River and its tributaries and accommodates elements of stormwater conveyance and treatment that are appropriate within an ecological setting;
  - (g) provides for the management of threatening processes including impacts from development, climate change, invasive species and edge effects;
  - (h) provides for the protection of important landscape and scenic amenity values;
  - (i) provides the community with a range of low impact environmental recreation and educational opportunities and outdoor experiences compatible with the protection of ecological values; and
  - (j) effectively integrates with the urban open space infrastructure network.
- (2) Development in the Master Planned Area provides for the establishment of an integrated urban open space infrastructure network which:-
- (a) provides accessible, functional and appealing urban parks which deliver a diversity of highly accessible sporting, recreational and leisure opportunities that reinforce a community sense of place and contribute to the liveability of urban areas and the health and wellbeing of the community;

- (b) protects and enhances Ecologically important areas which are contained within the urban open space infrastructure network;
  - (c) protects water quality including surface and ground water within the Mooloolah River and its tributaries; and
  - (d) effectively integrates with and protects the non-urban open space infrastructure network.
- (3) Development in the Master Planned Area provides for:-
- (a) the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
    - (i) the Environmental protection area, that contains land with the highest in-situ environmental value;
    - (ii) the Environmental enhancement area, that represents the best opportunities for reconnection of the Environmental protection area and other Ecologically important areas outside the Master Planned Area and that are intended to be a primary location for ecological rehabilitation;
    - (iii) the Environmental transition area, that provides separation and buffering for Environmental protection areas and Environmental enhancement areas from the sources of environmental impact and protects important habitat corridors;
    - (iv) ecological rehabilitation works and embellishments in the environmental protection area, the environmental enhancement area and the environmental transition area;
    - (v) the Scenic amenity and highway acoustic buffer which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community.
  - (b) the urban open space infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
    - (i) land for a town square and transit plaza adjacent to the major transit station in the District Activity Centre;
    - (ii) land for regional, district and local sports and recreation parks;
    - (iii) land for green boulevards that provide strong pedestrian and bicycle connections to and between elements of urban open space infrastructure, non-urban open space infrastructure and community facilities infrastructure;
    - (iv) embellishments in addition to land for urban open space infrastructure.

#### 10.2.2.8 Strategic Outcome 5 – Character and Identity

- (1) Development in the Master Planned Area maintains and enhances key elements of the area's existing and planned character and identity comprising the following:-
  - (a) the Scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity from the Bruce Highway as a scenic route with a natural and landscape edge and protects the amenity of the future Palmview community<sup>4</sup>; and
  - (b) the landscape values contained in and associated with the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors.
- (2) Development in the Master Planned Area provides for the establishment of quality urban places that:-
  - (a) reflect appropriate responses to the landscape setting, local climatic influences and the community's preference for a lifestyle based on outdoor experiences;
  - (b) incorporate integrated streetscape and public place design and art that contribute to a sense of place and community identity; and
  - (c) are accessible and legible to bicycle and pedestrian use.

#### 10.2.2.9 Strategic Outcome 6 – Residential Development

- (1) Development in the Master Planned Area provides for:-

<sup>4</sup> The Scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** has a design width of 80 metres measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening.

- (a) an estimated minimum of 6,589 dwellings to be established in the Master Planned Area; and
  - (b) a maximum of 6,937 dwellings to be established in the Master Planned Area.
- (2) Development in the Master Planned Area provides for residential uses that are designed to support high levels of walking, cycling and public transport use.
  - (3) Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for urban areas within the Master Planned Area with the highest density of residential development located within and immediately surrounding the Palmview District Activity Centre and local activity centres so as to facilitate transit oriented development and provide high levels of access to infrastructure and services.
  - (4) Development in the Master Planned Area provides a wide range of appropriately located and designed housing types to meet the needs of the future community, contribute to housing affordability and promote affordable living.
  - (5) Development in the Master Planned Area provides for the development of a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.

#### **10.2.2.10 Strategic Outcome 7 – Centres and Employment**

- (1) Development in the Master Planned Area supports and is consistent with the Sunshine Coast Activity Centres Network.
- (2) Development in the Master Planned Area provides for the Sippy Downs Town Centre to be established as the primary Major Regional Activity Centre servicing the communities of Sippy Downs and the urban areas within the Master Planned Area.
- (3) Development in the Master Planned Area provides for the District Activity Centre to:-
  - (a) be established as a district level centre only, providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential uses;
  - (b) have a maximum gross floor area (GFA) for all business and commercial uses of not more than 15,000m<sup>2</sup>;
  - (c) be located in a central location within the Master Planned Area adjacent to the public transport corridor and the dedicated bicycle and pedestrian corridor;
  - (d) be based upon a 'main street' and 'traditional town centre' layout and design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
  - (e) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
  - (f) incorporate principles of sustainable and sub-tropical building design.
- (4) Development in the Master Planned Area provides for the District Activity Centre to be complemented by two Local Activity Centres (not full service) that:-
  - (a) fulfil the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; and
  - (b) have a maximum gross floor area (GFA) of not more than 2,500m<sup>2</sup> each.
- (5) Development in the Master Planned Area provides for all activity centres to achieve the following:-
  - (a) be located in such a way as to achieve a high level of integration with public transport infrastructure, the transit plaza, town square, and open space infrastructure;
  - (b) be located centrally within neighbourhoods in order to maximise opportunities to create walkable catchments;
  - (c) be based upon a main street design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
  - (d) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
  - (e) incorporate principles of sustainable and sub-tropical building design.
- (6) Development in the Master Planned Area provides for the Local Employment Area to:-

- (a) be established as a local employment area, primarily servicing the communities of Sippy Downs and Palmview and accommodating a range of low impact industry and service industry uses and complementary business and commercial uses;
- (b) have a maximum gross floor area (GFA) of not more than 20,000m<sup>2</sup>;
- (c) not duplicate the range of services planned to be established within the District Activity Centre or the Sippy Downs Town Centre.

#### 10.2.2.11 Strategic Outcome 8 – Integrated Transport

- (1) Development in the Master Planned Area is serviced by an integrated transport infrastructure network which supports transit oriented development, prioritises and promotes pedestrian, cycle and public transport modes over private vehicle use and connects the Master Planned Area to the regional transport network.
- (2) Development in the Master Planned Area provides for the integrated transport network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Structure Plan Infrastructure Elements)** that incorporates the following:-
  - (a) an integrated transport network effectively linking the Palmview District Activity Centre to the Sippy Downs Town Centre, the Kawana Town Centre, the University of the Sunshine Coast and the Sunshine Coast University Hospital;
  - (b) an extensive and highly permeable network of local bicycle and pedestrian paths linking residential neighbourhoods with key urban open space and non-urban open space infrastructure, community facilities infrastructure and services and activity centres;
  - (c) local bus loops servicing the Master Planned Area and Sippy Downs communities and providing internal and external transit connections;
  - (d) the major north-south road and public transport link connecting Claymore Road to Caloundra Road and to the Caloundra City Centre, the Sunshine Coast Business and Industrial Park and the planned Caloundra South urban community;
  - (e) the planned and appropriately sequenced connection of the Master Planned Area to Springhill Drive to ensure no adverse impact on the effectiveness or efficiency of this road;
  - (f) a highly permeable internal local road network which provides for local traffic circulation and servicing;
  - (g) the establishment of fauna fencing and fauna crossing treatments to allow for controlled fauna movement in the Master Planned Area.
- (3) Development in the Master Planned Area is not directly connected to and is not dependent upon access to the Bruce Highway. Indirect access to the Bruce Highway via a future western service road is only to be provided once the western service road is provided as part of future upgrading of the Bruce Highway road corridor.
- (4) Development in the Master Planned Area provides for through traffic to be directed to higher order roads that traverse the Master Planned Area so as to maintain high levels of amenity for neighbourhoods within and immediately adjacent to the Master Planned Area.

#### 10.2.2.12 Strategic Outcome 9 – Community Wellbeing

- (1) Development in the Master Planned Area provides for the development of an accessible, inclusive, cohesive, interactive, safe and healthy community that:-
  - (a) is provided with a range of community facilities infrastructure and services to meet the needs of the community;
  - (b) has access to a network of community gathering spaces that are connected to activity centres, urban open space infrastructure, non-urban open space infrastructure, community facilities infrastructure and services, public transport infrastructure and bicycle and pedestrian infrastructure;
  - (c) protects sites, places and areas of indigenous cultural heritage significance;
  - (d) incorporates the principles of crime prevention through environmental design and Universal design; and
  - (e) has neighbourhoods that incorporate Affordable housing and promote affordable living.
- (2) Development in the Master Planned Area provides for the community facilities infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
  - (a) land for educational facilities;

- (b) land for local government district and local community facilities including a branch library, community and neighbourhood centres and meeting spaces;
- (c) land for a local government depot;
- (d) land for an Energex substation.

### 10.2.2.13 Strategic Outcome 10 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporate the following:-
  - (a) integrated water management infrastructure;
  - (b) electricity infrastructure.
- (2) Development in the Master Planned Area provides for integrated water management infrastructure comprising water supply infrastructure, sewer infrastructure and stormwater infrastructure that enable sustainable and innovative management of water, waste, energy and other natural resources.
- (3) Development in the Master Planned Area provides for the establishment of a high quality and reliable telecommunications infrastructure network to homes, businesses and community buildings.
- (4) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
  - (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
  - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
  - (c) to minimise the overall life cycle costs of the infrastructure and the network;
  - (d) to achieve a high level of environmental performance;
  - (e) to achieve the desired standards of service;
  - (f) to be provided ahead of or in conjunction with the staging of development.

### 10.2.2.14 Strategic Outcome 11 – Ecological Sustainability and Environmental Management

- (1) Development in the Master Planned Area occurs in a manner that minimises its ecological footprint and reflects the principles of ecologically sustainable development, by:-
  - (a) establishing the non-urban open space infrastructure network and the urban open space infrastructure network;
  - (b) maximising opportunities for the use of bicycle, pedestrian and public transport modes;
  - (c) minimising energy consumption and promoting the use of renewable energy sources;
  - (d) minimising water consumption through re-use, use of alternative sources and demand reduction measures;
  - (e) protecting amenity, including impacts from air, noise and light pollution;
  - (f) minimising land degradation;
  - (g) protecting biodiversity;
  - (h) protecting water quality including surface and ground water in the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and accommodating elements of stormwater management that are appropriate to its environmental or urban setting;
  - (i) using materials that promote the sustainable use of resources;
  - (j) minimising the amount of waste generated from all sources;
  - (k) maintaining natural regimes for groundwater flow rates, balance and chemistry; and
  - (l) preventing creation of artificial waterbodies other than those required primarily for stormwater quality treatment.
- (2) Development for excavation and filling in the Master Planned Area, other than where required to establish the limited infrastructure identified on the structure plan maps, does not occur:-
  - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
  - (b) in an Ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to:-

- (c) prevent a loss of flood storage;
- (d) prevent a loss of or change to surface and ground water flow paths;
- (e) prevent acceleration or retardation of flows;
- (f) prevent any reduction in flood warning times elsewhere in the floodplain;
- (g) prevent potential damage to property;
- (h) prevent adverse environmental impacts as a result of changes in flood characteristics;
- (i) avoid disturbance of acid sulfate soils;
- (j) protect the environmental characteristics of sensitive downstream waterways and wetland ecosystems; and
- (k) protect the function of essential infrastructure and services existing or planned for the Master Planned Area.

## 10.2.3 Master Planned Area Precincts and Sub-Precincts

### 10.2.3.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided; and
- (2) the category of development and assessment in the Master Planned Area.

### 10.2.3.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 10.2.3.2 (Structure Plan Area Precincts and Sub-precincts)** as specifically identified on **Other Plans Map OPM P7 (Palmview Master Planned Area Precincts and Sub-precincts)**.

**Table 10.2.3.2 Master Planned Area Precincts and Sub-precincts**

Column 1 Precincts	Column 2 Sub-precincts
Mixed Density Residential Precinct	Not Applicable
Medium Density Residential Precinct	Not Applicable
District Activity Centre Precinct	Not Applicable
Local Activity Centre Precinct	Not Applicable
Local Employment Area Precinct	Not Applicable
Community Purpose Precinct	Not Applicable
Urban Open Space Precinct	Recreation Park Sub-precinct Sports Park Sub-precinct
Non-urban Open Space Precinct	Environmental Protection and Enhancement Sub-precinct Landscape Protection and Enhancement Sub-precinct

### 10.2.3.3 Tables of Assessment

#### 10.2.3.3.1 Tables of Assessment Generally

- (1) The Tables of Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Assessment identify whether development is accepted development, accepted development subject to requirements, assessable development requiring code assessment or assessable development requiring impact assessment.
- (3) For development being a material change of use, the Tables of Assessment also identify whether a use is:-
  - (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct;

- (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Assessment also identify the following:-
- (a) applicable codes for accepted development subject to requirements and assessable development requiring code assessment;
  - (b) the provisions of the *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for assessable development requiring impact assessment.
- Editor's note—Schedule 27 of the *Planning Regulation 2017* also identifies the matters that assessable development requiring code assessment must have regard to.
- Editor's note—Schedule 31 of the *Planning Regulation 2017* also identifies the matters that assessable development requiring impact assessment must have regard to.
- (5) The Tables of Assessment are listed in **Table 10.2.3.3A (Development Type and Tables of Assessment)**.

**Table 10.2.3.3A Development Type and Tables of Assessment**

Column 1 Sub-section	Column 2 Development Type	Column 3 Table of Assessment
<b>10.2.3.3.2</b>	<b>Precinct and Sub-precinct Tables of Assessment</b> Material Change of Use	Mixed Density Residential Precinct Table of Assessment (Table 10.2.3.3B) Medium Density Residential Precinct Table of Assessment (Table 10.2.3.3C) District Activity Centre Precinct Table of Assessment (Table 10.2.3.3D) Local Activity Centre Precinct Table of Assessment (Table 10.2.3.3E) Local Employment Area Precinct Table of Assessment (Table 10.2.3.3F) Community Purpose Precinct Table of Assessment (Table 10.2.3.3G) Urban Open Space Precinct Table of Assessment (Table 10.2.3.3H(i) and (ii)) Non-urban Open Space Precinct Table of Assessment (Table 10.2.3.3I(i) and (ii))
<b>10.2.3.3.3</b>	<b>Other Tables of Assessment</b> Reconfiguring a Lot Building Work Operational Work	Reconfiguring a Lot Table of Assessment (Table 10.2.3.3J) Building Work Table of Assessment (Table 10.2.3.3K) Operational Work Table of Assessment (Other than Placing an Advertising Device on Premises (Table 10.2.3.3L) Operational Work Table of Assessment (Where Placing an Advertising Device on Premises (Table 10.2.3.3M)

#### 10.2.3.3.2 Tables of Assessment for Material Change of Use

**Table 10.2.3.3B Mixed Density Residential Precinct Table of Assessment**

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.			
Column1	Column 2	Column 3	
Defined Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
<i>Residential activities</i>			
Community residence (Consistent Use)	Accepted development	• Palmview structure plan area code • Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation	
Dual occupancy (Consistent use)	Accepted development	• Palmview structure plan area code • Dual occupancy code	

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.			
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development	
Dwelling house (Consistent use)	Accepted development	• Palmview structure plan area code • Dwelling house code	
Dwelling unit (Consistent use)	Code assessment	• Palmview structure plan area code • Multiunit residential uses code	• Prescribed other development codes
Multiple dwelling (Consistent use)	Code assessment	• Palmview structure plan area code • Multiunit residential uses code	• Prescribed other development codes
Residential care facility (Consistent use)	Code assessment	• Palmview structure plan area code • Residential care and retirement facility code	• Prescribed other development codes
Retirement facility (Consistent use)	Code assessment	• Palmview structure plan area code • Residential care and retirement facility code	• Prescribed other development codes
All other defined uses in the residential activity group (Inconsistent use if tourist park, nature based tourism or relocatable home park )	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Business activities			
Home based business if for a home office. (Consistent use)	Accepted development	• No requirements applicable	
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	• Home based business code	
Home based business if not otherwise specified. (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Sales office (Consistent use)	Accepted development	• Palmview structure plan area code • Sales office code	
Shop if for a corner store. (Consistent use)	Code assessment	• Palmview structure plan area code • Business uses and centre design code	• Prescribed other development codes
Shop if not otherwise specified. (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
All other defined uses in the business activity group (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Industrial activities			
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area	
Community activities			
Child care centre (Consistent use)	Code assessment	• Palmview structure plan area code • Child care centre code	• Prescribed other development codes
Community care centre (Consistent use)	Code assessment	• Palmview structure plan area code • Community activities code	• Prescribed other development codes
Community use if:-	Accepted development	• No requirements applicable	



MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.		
<b>Community use</b> if not otherwise specified (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Community activities code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the community activity group</b> (Inconsistent use if cemetery, crematorium or hospital)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Park</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b> if for a local utility, (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Utility installation</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3C Medium Density Residential Precinct Table of Assessment**

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Caretaker's accommodation code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> </ul>
<b>Community residence</b>	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan</li> <li>• Schedule 6, Part 2, Item 6</li> </ul>

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(Consistent use)		area code sections (b) – (e) of the Regulation
<b>Dual occupancy</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dual occupancy code</li> </ul>
<b>Dwelling house</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Dwelling house code</li> </ul>
<b>Dwelling unit</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multiunit residential uses code</li> <li>• Prescribed development codes other</li> </ul>
<b>Multiple dwelling</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multiunit residential uses code</li> <li>• Prescribed development codes other</li> </ul>
<b>Residential care facility</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Residential care and retirement facility code</li> <li>• Prescribed development codes other</li> </ul>
<b>Retirement facility</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Residential care and retirement facility code</li> <li>• Prescribed development codes other</li> </ul>
<b>Rooming accommodation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed development codes other</li> </ul>
<b>Short term accommodation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi unit residential uses code</li> <li>• Prescribed development codes other</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use if dwelling house, tourist park, relocatable home park, or nature based tourism)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Home based business</b> if for a home office. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sales office</b> (Consistent Use)	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sales office code</li> </ul>
<b>Shop</b> if for a corner store. (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed development codes other</li> </ul>
<b>Shop</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes other</li> <li>• Child care centre code</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes other</li> <li>• Community activities code</li> </ul>
<b>Community use if:-</b> (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Community use if not otherwise specified</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes other</li> <li>• Community activities code</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes other</li> <li>• Community activities code</li> </ul>
<b>All defined uses in the community activity group</b> (Inconsistent use if cemetery, crematorium or hospital)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Park</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>All other defined uses in the sport and recreation activity</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Utility installation if not otherwise specified.</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3D District Activity Centre Precinct Table of Assessment**

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)			
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.			
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development	
<b>Residential activities</b>			
<b>Caretaker's accommodation</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Caretaker's accommodation code</li></ul>	<ul style="list-style-type: none"><li>• Nuisance code</li><li>• Transport and parking code</li></ul>
<b>Dual occupancy</b> if forming part of a mixed use building and located above ground storey. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan code</li><li>• Dual occupancy code</li></ul>	
<b>Dual occupancy</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"><li>• Palmview Structure Plan</li><li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li></ul>	
<b>Dwelling unit</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Multi unit residential uses code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Multiple dwelling</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Multi unit residential uses code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Residential care and retirement facility code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Rooming accommodation</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Multi-unit residential uses code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Short term accommodation</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Multi-unit residential uses code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>All other defined uses in the residential activity group</b> <i>(Inconsistent use if dwelling house, tourist park, relocatable home park or nature based tourism)</i>	Impact assessment	<ul style="list-style-type: none"><li>• Palmview Structure Plan</li><li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li></ul>	
<b>Business activities</b>			
<b>Adult store</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Business uses and centre design code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Food and drink outlet</b> if not incorporating a drive through facility and in an existing building. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Business uses and centre design code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Food and drink outlet</b> if not incorporating a drive through facility. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li><li>• Business uses and centre design code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>
<b>Food and drink outlet</b> if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"><li>• Palmview Structure Plan</li><li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li></ul>	
<b>Function facility</b> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"><li>• Palmview structure plan area code</li></ul>	<ul style="list-style-type: none"><li>• Prescribed development codes</li><li>other</li></ul>

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> <li>Business uses and centre design code</li> </ul>
<b>Garden centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Hardware and trade supplies</b> if not exceeding a gross floor area of 300m <sup>2</sup> . (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Hardware and trade supplies</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Health care services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Home based business</b> if for a home office. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Hotel</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Multi-unit residential uses code if incorporating a residential component</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Office</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Sales office</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Sales office code</li> </ul>
<b>Shop</b> if in an existing building. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Transport and parking code</li> </ul>
<b>Shop</b> if not otherwise specified. (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centres design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Shopping centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Business uses and centre design code</li> <li>Prescribed development codes</li> <li>other</li> </ul>
<b>Theatre</b> if not for a cinema.	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan</li> <li>Prescribed</li> <li>other</li> </ul>

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(Consistent use)		area code development codes • Business uses and centre design code
<b>Theatre</b> if not otherwise specified. (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Veterinary services</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Business uses and centre design code
<b>All other defined uses in the business activity group</b> (Inconsistent use if other than a service station or car wash)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Industrial activities</b>		
<b>Service industry</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Industry uses code
<b>All other defined uses in the industrial activity group</b> (Inconsistent use))	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Child care centre code
<b>Community care centre</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Community activities code
<b>Community use if:-</b> (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Accepted development	• No requirements applicable
<b>Community use if not otherwise specified</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Community activities code
<b>Educational establishment</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Community activities code
<b>Emergency services</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Community activities code
<b>Place of worship</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Community activities code
<b>All other defined uses in the community activity group</b> (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Sport and recreation activities</b>		
<b>Club</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Sport and recreation uses code
<b>Indoor sport and recreation</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed other development codes • Sport and recreation uses code

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Park</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent Use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b> if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Utility installation</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3E Local Activity Centre Precinct Table of Assessment**

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Dual occupancy</b> if forming part of a mixed use building and located above ground storey. (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan code</li> <li>Dual occupancy code</li> </ul>
<b>Dual occupancy</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Dwelling unit</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Multiple dwelling</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Short accommodation term</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Multi-unit residential uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use if for a dwelling house, tourist park, relocatable home park, resort complex or nature based tourism)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b> if not incorporating a drive through facility (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Food and drink outlet</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Garden centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not exceeding a gross floor area of 300m <sup>2</sup> . (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Health care services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Home based business</b> if for a home office. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Home based business</b> if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Home based business code</li> </ul>
<b>Home based business</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Hotel</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Multi-unit residential uses code if incorporating a residential component</li> <li>• Prescribed other development codes</li> </ul>
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Office</b>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed other development codes</li> </ul>



LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(Consistent use)		area code development codes • Business uses and centre design code
<b>Sales office</b> (Consistent use)	Accepted development	• Palmview structure plan area code • Sales office code
<b>Shop</b> if in an existing building. (Consistent use)	Accepted development	• Business uses and centre design code • Transport and parking code
<b>Shop</b> if not otherwise specified. (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
<b>Shopping centre</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
<b>Veterinary services</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
<b>All other defined uses in the business activity group</b> (Inconsistent use if other than function facility)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Industrial activities</b>		
<b>Service industry</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Industry uses code
<b>All other defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Child care centre code
<b>Community care centre</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
<b>Community use</b> if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Accepted development	• No requirements applicable
<b>Community use</b> if not otherwise specified. (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
<b>Emergency services</b> (Consistent use)	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
<b>All other defined uses in the community activity group</b> (Inconsistent use if cemetery, crematorium or hospital)	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
<b>Sport and recreation activities</b>		
<b>Park</b> (Consistent use)	Accepted development	• No requirements applicable

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use if major sport, recreation and entertainment, motor sport facility or outdoor sport and recreation)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview structure plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Utility installation if not otherwise specified.</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3F Local Employment Area Precinct Table of Assessment**

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Nuisance code</li> <li>Transport and parking code</li> <li>Caretaker's accommodation code</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Car wash</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Prescribed other development codes</li> <li>Business uses and centre design code</li> </ul>
<b>Food and drink outlet if:-</b> (a) having a gross floor area not exceeding 100m <sup>2</sup> ; (b) not involving a drive	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Prescribed other development codes</li> <li>Business uses and centre design code</li> </ul>

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
through facility; and (c) not involving a food and drink outlet that requires a liquor licence. (Consistent use)		
<b>Food and drink outlet</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Garden centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Hardware and trade supplies</b> if not exceeding a gross floor area of 300m <sup>2</sup> . (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Office</b> if located above the ground storey. (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Office</b> if not otherwise specified (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Outdoor sales</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Sales office</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sales office code</li> </ul>
<b>Service station</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Service station code</li> <li>• Prescribed other development codes</li> </ul>
<b>Veterinary services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use if other than an agricultural supplies store, funeral parlour or hardware and trade supplies)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>Bulk landscape supplies</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Low impact industry</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Research and technology industry</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Service industry</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>Warehouse</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Industry uses code</li> <li>• Prescribed other development codes</li> </ul>
<b>All other defined uses in</b>	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> </ul>

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>the industrial activity group</b> (Inconsistent use if extractive industry, high impact industry, marine industry, medium impact industry or special industry)		<ul style="list-style-type: none"> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Child care centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Child care centre code</li> <li>Prescribed other development codes</li> </ul>
<b>Community use if:-</b> (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Community use if not otherwise specified</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>All other defined uses in the community activity group</b> (Inconsistent use if cemetery, community care centre or hospital)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Indoor sport and recreation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Sport and recreation uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Park</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
<b>Utility installation if for a local utility.</b>	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Utility installation if not otherwise specified.</b>	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the other activity group</b> (Inconsistent use if air services, parking station, port services or renewable energy facility)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3G Community Purpose Precinct Table of Assessment**

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category for development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
<b>Caretaker's accommodation</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Caretaker's accommodation code</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Market if conducted by a not-for-profit organisation on Council owned or controlled land.</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Market if not otherwise specified.</b> (Consistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Community Purpose Precinct Annotations</b>		
<b>Any use annotated on a Community Purpose Precinct where located on Council owned or controlled land.</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Any use annotated on a Community Purpose Precinct where not otherwise specified.</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• Applicable use code</li> <li>• other</li> </ul>
<b>Community Uses Not Specified on Community Purpose Precinct Annotations</b>		
<b>Child care centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• Child care centre code</li> <li>• other</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• Community activities code</li> <li>• other</li> </ul>
<b>Community care centre</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• Community activities code</li> <li>• other</li> </ul>
<b>Community use if:-</b> (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council.	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Community use if not otherwise specified.</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• Community activities code</li> <li>• other</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Prescribed development codes</li> <li>• other</li> </ul>

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category for development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> <li>Community activities code</li> </ul>
Place of worship (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Prescribed other development codes</li> <li>Community activities code</li> </ul>
All other defined uses in the community activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
All other defined uses in the sport and recreation activity group (Inconsistent use if major sport and recreation, motor sport facility or outdoor sport and recreation)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3H(i) Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment**

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
Caretaker's accommodation (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Transport and parking code</li> <li>Caretaker's accommodation code</li> </ul>

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> <li>Nuisance code</li> </ul>
<b>All other defined uses in the residential activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
<b>Market</b> if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Market</b> if not otherwise specified. (Consistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All other defined uses in the business activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
<b>All defined uses in the industrial activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
<b>Community use</b> if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Community use</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>All defined uses in the community activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b> (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan area code</li> <li>Sport and recreation uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Outdoor sport and recreation</b> if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Outdoor sport and recreation</b> if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Park</b> (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>All other defined uses in the sport and recreation activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
<b>All defined uses in the rural activity group</b> (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3H(ii) Urban Open Space Precinct – Sports Park Sub-precinct Table of Assessment**

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
Caretaker's accommodation (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>Palmview structure plan area code</li> <li>Nuisance code</li> <li>Transport and parking code</li> <li>Caretaker's accommodation code</li> </ul>
All other defined uses in the residential activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
Market if not otherwise specified (Consistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>Palmview Structure Plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
Community use if:- (a) located on council owned or controlled land; and	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>



URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(b) undertaken by or on behalf of the council. (Consistent use)		
Community use if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the community activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Club (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
Indoor sport and recreation (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
Outdoor sport and recreation (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> <li>• Prescribed other development codes</li> </ul>
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
All defined uses in the rural activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
Utility installation if not otherwise specified.	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3l(i) Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct Table of Assessment**

NON-URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
All defined uses in the residential activity group (Inconsistent use if other than nature based tourism)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
All defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
All defined uses in the community activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Park if for ecological protection and rehabilitation purposes only. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
Park if not otherwise specified. (Consistent use)	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Sport and recreation uses code</li> </ul>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
All defined uses in the rural activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

**Table 10.2.3.3I(ii) Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct Table of Assessment**

NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
All defined uses in the residential activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Business activities</b>		
All defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Industrial activities</b>		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Community activities</b>		
All defined uses in the community activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Sport and recreation activities</b>		
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Rural activities</b>		
Animal husbandry (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Rural uses code</li> </ul>
Cropping (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Rural uses code</li> </ul>
All other defined uses in the rural activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Other activities</b>		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

### 10.2.3.3.3 Other Tables of Assessment

**Table 10.2.3.3J Reconfiguring a Lot Table of Assessment**

Column1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Creating Lots by Subdividing Another Lot where: (a) a variation approval applies for:	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> </ul>

Column1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(i) the relevant Area A, Area B or Area C identified on <b>Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)</b> ; or (ii) premises within the relevant Area A, Area B or Area C identified on <b>Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)</b> , the subject of a variation approval; or (b) an application for a variation approval has been made for: (i) the relevant Area A, Area B or Area C identified on <b>Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)</b> ; or (ii) premises within the relevant Area A, Area B or Area C identified on <b>Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)</b> , the subject of a variation approval.		<ul style="list-style-type: none"> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Safety and security code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Creating Lots by Subdividing Another Lot in Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), where not otherwise specified above.</b>	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Creating an Easement for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.</b>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Reconfiguring a lot code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Rearranging Boundaries of a Lot</b>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>

Note:-

1. Reconfiguring a lot involving the creation of a lot by subdividing another lot of premises is:

- (a) assessable development requiring code assessment if the premises is the subject of a variation approval for a material change of use of the premises or a development application for a variation approval for a material change of use of the premises; or
- (b) assessable development requiring impact assessment if paragraph (a) does not apply.

**Table 10.2.3.3K Building Work Table of Assessment**

<b>1. This table applies to building work not associated with a Material Change of Use.</b>		
Column1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Minor Building Work</b> where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>
<b>Minor Building Work</b> where not otherwise specified.	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Building Work</b> where associated with an approved Material Change of Use of Premises.	Accepted development	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Building Work</b> where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

1. This table applies to building work not associated with a Material Change of Use.		
Column1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Building Work</b> <i>not otherwise specified.</i>	Accepted development <sup>5</sup> or Code assessment where the applicable Use Code does not identify acceptable outcomes.	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• The Use Code applicable to the use for which the Building Work is to be undertaken</li> <li>• Transport and parking code</li> </ul>

**Table 10.2.3.3L Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment**

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work <sup>6</sup>		
Column1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<b>Operational Work</b> <i>where associated with an approved Material Change of Use.</i>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, Services and Infrastructure code</li> </ul>
<b>Operational Work</b> <i>where associated with an approved Reconfiguring a Lot.</i>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational Work (other than Excavation or Filling)</b> <i>where associated with the provision of the infrastructure identified on the structure plan maps.</i>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Landscaping code</li> <li>• Stormwater management code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational Work (Excavation or Filling)</b> <i>where on land other than:-</i> (a) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes on <b>Other Plans Map OPM P2(a) Palmview Structure Plan Are Flood Prone Land</b>; or</i> (b) <i>an Ecologically important area on <b>Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas</b>.</i>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational Work (Excavation or Filling)</b> <i>where:-</i> (a) <i>on land identified as:-</i> (i) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes on <b>Other Plans Map OPM P2(a) Palmview Structure Plan Area Flood Prone Land</b>; or</i> (ii) <i>an Ecologically important area on <b>Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas</b>; and</i> (b) <i>associated with the provision of the infrastructure identified on the structure plan maps.</i>	Code assessment	<ul style="list-style-type: none"> <li>• Palmview structure plan area code</li> <li>• Stormwater management code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational Work</b> <i>where not otherwise specified.</i>	Impact assessment	<ul style="list-style-type: none"> <li>• Palmview Structure Plan</li> <li>• Sunshine Coast Planning Scheme as</li> </ul>

<sup>5</sup> Building work that is accepted development or accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

<sup>6</sup> The definition of building work in the *Planning Act 2016* includes excavation or filling for, or incidental to, building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

**1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work<sup>6</sup>**

<b>Column1 Development</b>	<b>Column 2 Category of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b>
		applicable to the Master Planned Area

**Table10.2.3.3M Operational Work (Where Placing an Advertising Device on Premises)  
Table of Assessment**

<b>Column1 Development</b>	<b>Column 2 Category of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b>
Placing an advertising device on premises if:- (a) <i>for a sign type described in the Advertising devices code other than one of the following:-</i> (i) <i>above awning sign;</i> (ii) <i>billboard identification sign;</i> (iii) <i>high-rise building sign;</i> (iv) <i>pylon identification sign;</i> (v) <i>roof top sign;</i> (vi) <i>sign written roof sign;</i> (vii) <i>three-dimensional sign; and</i> (b) <i>not a third party sign.</i>	Accepted development	<ul style="list-style-type: none"> <li>Advertising devices code</li> </ul>
Placing an advertising device on premises if not otherwise specified.	Code assessment	<ul style="list-style-type: none"> <li>Advertising devices code</li> </ul>
Placing an advertising device on premises if for a third party sign.	Impact assessment	<ul style="list-style-type: none"> <li>Palmview structure plan</li> <li>Sunshine Coast Planning Scheme as applicable to the Master Planned Area</li> </ul>

## 10.2.4 Palmview Structure Plan Area Code

### 10.2.4.1 Introduction

- (1) This section provides the Palmview structure plan area code for the Master Planned Area.
- (2) The Palmview structure plan area code contains the following:-
  - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
    - (i) the whole of the Master Planned Area;
    - (ii) particular precincts and sub-precincts;
    - (iii) infrastructure and services;
  - (b) performance outcomes that contribute to the achievement of the overall outcomes;
  - (c) acceptable outcomes for assessable development requiring code assessment;
  - (d) acceptable outcomes for accepted development subject to requirements (as indicated by an 's').
- (3) The following structure plan maps spatially represent elements of the Palmview structure plan area code:-
  - (a) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Areas);**
  - (b) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
  - (c) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
  - (d) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements);**
  - (e) **Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts);**
  - (f) **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing);**
  - (g) **Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network);**
  - (h) **Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network);**
  - (i) **Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
  - (j) **Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network);**
  - (k) **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network);**
  - (l) **Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network);**
  - (m) **Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network);**
- (4) The Palmview structure plan area code applies to accepted development subject to requirements and assessable development in the Master Planned Area.

### 10.2.4.2 Overall Outcomes for the whole of the Master Planned Area

- (1) Development in the Master Planned Area for urban purposes other than the infrastructure identified on the structure plan maps does not occur:-
  - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land**; and
  - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas**.
- (2) Development in the Master Planned Area is consistent with the intent for the relevant precinct and sub-precinct in which the development is proposed to occur.
- (3) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.
- (4) Development in the Master Planned Area does not exceed the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)**.

- (5) Development in the Master Planned Area is carried out in accordance with the sequence identified conceptually on **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)** or an alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (6) Development in the Master Planned Area contributes to housing affordability and promotes affordable living.
- (7) Development in the Master Planned Area provides a high level of accessibility to local employment, educational facilities, business and community facilities, public transport, open space and recreation and other facilities and does not adversely impact on the amenity of surrounding residential areas, the integrated transport network and public safety.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area meets best practice standards for sustainability.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping.
- (11) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and Universal design.
- (12) Development in the Master Planned Area incorporates an integrated water management system that:-
  - (a) ensures impacts upon surface and ground water quality are avoided; and
  - (b) maintains water balance and chemistry.

#### 10.2.4.3 Performance outcomes and acceptable outcomes for the whole of the Master Planned Area

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Regional Context, Settlement Pattern Structure and Ultimate Population			
PO1	<p>The form, pattern and structure of development in the Master Planned Area recognises the role and context of the Master Planned Area in the region through the following:-</p> <p>(a) providing a diverse range of housing and affordable living opportunities for students, workers and families in close proximity to the University of the Sunshine Coast, the Sunshine Coast University Hospital, the Sippy Downs Town Centre and the Kawana Town Centre;</p> <p>(b) providing for the establishment of an integrated transport network effectively connecting the Master Planned Area to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;</p> <p>(c) providing for the establishment of other modal connections that provide a high level of regional connectivity between the Master Planned Area and key regional employment locations and major regional activity centres;</p> <p>(d) protecting and reinforcing the significant environmental and landscape values of land which frames and separates urban communities and is required to be maintained as part of</p>	AO1	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	the non-urban and urban open space infrastructure networks.		
<b>PO2</b>	<p>The form, pattern and structure of development provides for the establishment of a transit oriented community with the following characteristics:-</p> <ul style="list-style-type: none"> <li>(a) a compact urban form with strongly defined edges which protect important ecological and landscape values;</li> <li>(b) a mix of land uses in a configuration and at a density that promotes local self containment, supports the provision of a high quality public and active transport network and results in reduced dependency on private vehicle use;</li> <li>(c) a wide range of housing options including different dwelling sizes and types that meet the needs of a range of household types and population groups;</li> <li>(d) high levels of access and connectivity to local employment, business and community services, public transport, open space and recreation and other facilities;</li> <li>(e) high quality sub-tropical and sustainable design that maximises amenity, street activity, pedestrian connectivity and environmental performance.</li> </ul>	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for a maximum of 6,937 dwellings to be established within the Master Planned Area.	<b>AO3</b>	No acceptable outcome provided.
<b>Ecological and Landscape Protection<sup>7</sup></b>			
<b>PO4</b>	<p>Development for urban purposes, other than the infrastructure identified on the structure plan maps avoids the following areas:-</p> <ul style="list-style-type: none"> <li>(a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b>;</li> <li>(b) Ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b>;</li> <li>(c) the Scenic amenity and highway acoustic buffer as specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b>.</li> </ul>	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	<p>Development provides for the ecological and landscape protection and rehabilitation of the non urban open space infrastructure network in accordance with the following:-</p> <ul style="list-style-type: none"> <li>(a) <b>Table 10.2.4.3A (Outcomes for Non-</b></li> </ul>	<b>AO5</b>	No acceptable outcome provided.

<sup>7</sup> The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>urban Open Space Infrastructure Area);</p> <p>(b) <b>Table 10.2.4.3B (Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units).</b></p>		
<b>PO6</b>	<p>Development provides for an environmental offset for the area of an Ecologically important area specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b> that is adversely impacted by the provision of infrastructure for the Master Planned Area in accordance with the following:-</p> <p>(a) the minimum standards specified in <b>Table 10.2.4.3C (Environmental Offset Requirements);</b></p> <p>(b) an environmental offset is to be provided either within or outside the Master Planned Area, but is not to include land already specifically identified as non-urban open space on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure);</b></p> <p>(c) where an environmental offset is to be provided outside the Master Planned Area, the environmental offset area is to have a nexus with the Master Planned Area (e.g. the offset area is provided within the downstream catchment or within a habitat corridor associated with the Master Planned Area) and is to be consolidated rather than isolated;</p> <p>(d) an environmental offset is not to be used for any material or commercial gain in relation to carbon sequestration unless the planting for 'additionality'<sup>8</sup> has been considered and the Council has agreed to its use for carbon sequestration;</p> <p>(e) an environmental offset is to be the responsibility and liability of the owner on which the development to which the environmental offset relates is being carried out although the owner may make a contractual arrangement with a third party (i.e. private contractor, registered environmental charity or public sector entity) to carry out all or part of the environmental offset, subject to satisfactory demonstration that the ecological and landscape protection outcomes are met;</p> <p>(f) the costs of management and maintenance are to form part of the environmental offset and where it is proposed to transfer enduring management responsibility to another party, the completion criteria and</p>	<b>AO6</b>	No acceptable outcome provided.

<sup>8</sup> 'additionality' refers to the determination of whether the offset activity would have occurred in the absence of the offset program or according to a business as usual scenario.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>financial bonding is to be agreed with the Council in an infrastructure agreement;</p> <p>(g) an environmental offset does not apply where an environmental offset requirement has been approved under Federal and/or State Government legislation for the clearing or otherwise disturbance of the subject area;</p> <p>(h) an environmental offset is to:-</p> <ul style="list-style-type: none"> <li>(i) be used as a last resort only and not as a reward for poor environmental performance;</li> <li>(ii) address both a direct offset<sup>9</sup> and a contributing offset<sup>10</sup>;</li> <li>(iii) offer "like for like or better" or as close as practicable to "like for like" in terms of environmental values, vegetation habitat, species, ecosystem, landscape, hydrology and physical area;</li> <li>(iv) provide additional protection to environmental values at risk or additional management actions to improve environmental values;</li> <li>(v) be based upon a robust and consistent assessment process;</li> <li>(vi) be clearly defined, transparent and enforceable;</li> <li>(vii) demonstrate security of purpose, tenure and management;</li> <li>(viii) result in a net environmental benefit; and</li> <li>(ix) satisfy all statutory requirements.</li> </ul>		
<b>PO7</b>	Development protects and enhances the environmental protection area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> .	<b>A07</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for the ecological rehabilitation of the environmental enhancement area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> in order to reconnect isolated patches of remnant vegetation, support wildlife corridors and actively assist the process of natural regeneration.	<b>A08</b>	No acceptable outcome provided.
<b>PO9</b>	Development provides for the Environmental transition area specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> to be:-	<b>A09</b>	No acceptable outcome provided.
	(a) rehabilitated as a buffer to the		

<sup>9</sup> Direct offsets counterbalance the adverse environmental impact directly with the aim of achieving a 'net environmental outcome'. Direct offsets include restoration or rehabilitation of existing degraded ecosystems, enhancement or re-establishment of ecosystems in areas of low representation or poor condition, re-establishment or enhancement of biodiversity corridors, implementation of species recovery plans and acquisition of land subject to threatening processes and inclusion into a conservation reserve or equivalent legal tenure.

<sup>10</sup> Contributing offsets activities should be considered as part of a combined approach with direct offset activities. Contributing offsets include conservation activities (i.e. nature refuge, conservation covenant), protection (i.e. fencing, buffering etc), research, fauna crossings, education, removing threats, or ongoing management activities (such as monitoring, maintenance, preparing management plans, evaluation, reporting).

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>Environmental protection area and Environmental enhancement area to ensure the following:-</p> <ul style="list-style-type: none"> <li>(i) maintenance and appropriate buffering of existing vegetation and habitat;</li> <li>(ii) maintenance of habitat corridors and fauna movement through the area;</li> <li>(iii) maintenance of water quality and natural hydrological conditions;</li> <li>(iv) maintenance of public safety; and</li> </ul> <p>(b) only developed for the following activities where compatible with the primary function of the environmental transition area:-</p> <ul style="list-style-type: none"> <li>(i) the creation of the recreation parks and associated amenities conceptually identified on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure)</b>;</li> <li>(ii) soft elements of water sensitive urban design of stormwater infrastructure such as grass swales; and</li> <li>(iii) pedestrian trails and cycle paths;</li> <li>(iv) interpretative signage and other amenities typically associated with conservation parks.</li> </ul>		
<b>PO10</b>	<p>Development provides for the protection and enhancement of the Scenic amenity and highway acoustic buffer specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> as a mosaic of bushland and open grassland areas which:-</p> <p>(a) when established:-</p> <ul style="list-style-type: none"> <li>(i) retains some of the visual characteristics of the undeveloped rural floodplain landscape;</li> <li>(ii) achieves a sense of a natural and rural coastal plain landscape as viewed from the Bruce Highway;</li> <li>(iii) screens urban development in the Master Planned Area from the Bruce Highway; and</li> <li>(iv) minimises light intrusion onto the Bruce Highway from urban development within the Master Planned Area;</li> <li>(v) provides appropriate acoustic and air quality conditions for development in the Master Planned Area through vegetated acoustic mounding to be located centrally within the buffer (not the highway edge) and without the need for an acoustic wall;</li> <li>(vi) provides for compatible uses such as low impact recreation;</li> <li>(vii) provides habitat values and connectivity and facilitates safe</li> </ul>	<b>AO10</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>fauna movement through the area;</p> <p>(viii) is an integral part of the non-urban open space infrastructure network;</p> <p>(b) provides for the retention of existing vegetation supplemented by the planting of a range of local indigenous native plant species;</p> <p>(c) has a minimum width of 80 metres measured from the eastern boundary of the Bruce Highway road corridor proposed widening;</p> <p>(d) does not incorporate the following:-</p> <p>(i) urban elements such as structures (other than limited structures associated with recreation parks), fences (other than rural or fauna fencing) and lighting;</p> <p>(ii) an advertising device;</p> <p>(e) is established prior to the commencement of development within 500 metres of the Scenic amenity and highway acoustic buffer; and</p> <p>(f) is in accordance with the standards for the Scenic amenity and highway acoustic buffer outcomes in the <b><i>Planning Scheme Policy for Palmview Structure Plan.</i></b></p>		
<b>PO11</b>	<p>Development provides for a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to be provided:-</p> <p>(a) entirely within the Master Planned Area; or</p> <p>(b) partly within the Master Planned Area and partly in areas proximate to the Master Planned Area if the entirety of this benchmark cannot practically be achieved within the Master Planned Area.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development ensures the following:-</p> <p>(a) the protection of the biodiversity and ecosystem values of springs, waterways and wetlands;</p> <p>(b) avoidance of any adverse impacts on ground water;</p> <p>(c) the protection of bank stability, channel integrity and in-stream habitat.</p>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	<p>Development ensures the following:-</p> <p>(a) subdivision layouts avoid private lots backing on to Ecologically important areas;</p> <p>(b) fauna exclusion fencing is provided to separate residential areas from ecologically important areas;</p> <p>(c) fauna sensitive design features such as fauna "funnelling" fences or structures, underpasses and overpasses are provided;</p> <p>(d) barriers to fauna movement across and between Ecologically important areas is avoided.</p>	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	<p>Development avoids or minimises impacts on biodiversity values as a result of environmental weeds, declared plants,</p>	<b>AO14</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	poisonous and noxious plants, pest animals or introduced weed species <sup>11</sup> .		
<b>PO15</b>	Development incorporates landscaping that includes the following elements:- (a) indigenous native plants of local provenance; (b) known food for wildlife and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; (d) enhancement of links between existing habitats.	<b>AO15</b>	No acceptable outcome provided.
<b>Environmental Resource Management and Natural Hazards</b>			
<b>PO16</b>	Development ensures the following:- (a) acid sulfate soils are not disturbed; (b) where acid sulfate soils are disturbed, works are managed to avoid or minimise the release of acid and metal contaminants.	<b>AO16</b>	Development complies with the <b>Acid Sulfate Soils Overlay Code</b> .
<b>PO17</b>	Development ensures the following:- (a) the risk to public health, from insect borne arboviruses and nuisance caused by biting insects is minimised; (b) the presence or expansion of breeding sites for mosquito larvae is not intensified; (c) new waterbodies and stormwater treatment devices are designed to minimise the potential breeding opportunities of biting insects; (d) mosquito control measures that are designed and implemented so as not to:- (i) affect the ecological integrity of natural wetlands or waterways; and (ii) cause a risk to public health and safety.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development minimises the threat of bushfire to life and property and incorporates fire management measures which maintain and enhance biodiversity.	<b>AO18</b>	Development complies with the <b>Bushfire Hazard Overlay Code</b> .
<b>PO19</b>	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.	<b>AO19</b>	No acceptable outcome provided.
<b>PO20</b>	Development provides for the protection of amenity and minimises impacts from air, noise and light pollution.	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development maintains the viability of the Meridan Plains Extractive Resource Area through the following:- (a) avoiding significant land use conflicts; (b) configuring infrastructure associated with the development of the Master Planned Area so as to minimise impacts on the arrangement of extraction areas.	<b>AO21</b>	No acceptable outcome provided.
<b>PO22</b>	Development, including the infrastructure identified on the structure plan maps, protects flood storage and conveyance	<b>AO22</b>	Development complies with the <b>Flood Hazard Overlay Code</b> .

<sup>11</sup> The Landscape code provides further guidance about environmental weeds and poisonous and noxious plants.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>capacity and splits and minimises the risk of loss of life, injury or damage to property and infrastructure.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO4 also provides outcomes relating to flood prone land in the Master Planned Area.</i></p>		
<b>PO23</b>	<p>Development incorporates best practice stormwater management including water sensitive urban design and erosion and sediment control systems which:-</p> <p>(a) protect water quality within the Mooloolah River and Sippy Creek riparian corridors and their tributaries;</p> <p>(b) minimise erosion and sediment loss; and</p> <p>(c) protect the environmental characteristics of downstream receiving environments.</p> <p><i>Note:-</i></p> <p><i>The <b>Stormwater management code</b> also provides outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>	<b>AO23</b>	No acceptable outcome provided.
<b>PO24</b>	<p>Development incorporates best practice groundwater management which:-</p> <p>(a) protects groundwater flows and quality;</p> <p>(b) protects downstream groundwater dependant ecosystems; and</p> <p>(c) where required, provides for passive artificial groundwater recharge infiltration systems.</p>	<b>AO24</b>	No acceptable outcome provided.
<b>PO25</b>	<p>Development for excavation and filling in the Master Planned Area, other than where required to establish the infrastructure identified on the structure plan maps, avoids the following areas:-</p> <p>(a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b>;</p> <p>(b) Ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b>.</p> <p><i>Note:-</i></p> <p><i>The <b>Works, services and infrastructure code</b> also provides outcomes relating to Filling and Excavation.</i></p>	<b>AO25</b>	No acceptable outcome provided.
<b>Neighbourhood Design, Housing and Density<sup>12</sup></b>			
<b>PO26</b>	Development creates a series of identifiable	<b>AO26</b>	No acceptable outcome provided.

<sup>12</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about neighbourhood design, housing and density outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>neighbourhoods which have:-</p> <ul style="list-style-type: none"> <li>(a) an urban structure that reduces dependency on private vehicles and is more energy and land efficient;</li> <li>(b) a layout which is unique and not based on a repetitive design approach and is responsive to the site and landscape context;</li> <li>(c) an activity centre centrally located within the neighbourhood;</li> <li>(d) legible street, pedestrian and bicycle and open space networks focusing on walkability and street connectivity;</li> <li>(e) a strong local identity;</li> <li>(f) a legible, accessible, connected open space network while creating public open spaces that are unique to each individual neighbourhood; and</li> <li>(g) community facilities at locations that are highly accessible and easily identifiable (i.e. on the corner of two higher order streets or in a highly visible location).</li> </ul>		
<b>PO27</b>	<p>Development demonstrates how the overall outcomes are to be achieved at a neighbourhood scale with particular reference to the following:-</p> <ul style="list-style-type: none"> <li>(a) the arrangement of bicycle and pedestrian paths and local roads;</li> <li>(b) protection and maintenance of local public transport circulation routes and corridors, stops and service coverage;</li> <li>(c) the provision of urban and non-urban open space infrastructure;</li> <li>(d) the provision of local activity centres (not full service) and higher housing densities within close proximity to these centres;</li> <li>(e) the arrangement and orientation of lots for residential uses;</li> <li>(f) the provision of adequate infrastructure and services within the neighbourhood to ensure that non-residential uses such as a corner store and educational establishments which are established within or adjacent to neighbourhoods are serviced to avoid adverse impacts on the amenity and character of the neighbourhood;</li> <li>(g) elements of sub-tropical and sustainable design that can practically be depicted at a neighbourhood level.</li> </ul>	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	<p>Development involving gated communities, such as particular types of retirement facilities are designed to ensure:-</p> <ul style="list-style-type: none"> <li>(a) the connectivity of road, public transport and bicycle and pedestrian infrastructure networks is not compromised; and</li> <li>(b) perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.</li> </ul>	<b>AO28</b>	No acceptable outcome provided.
<b>PO29</b>	Development provides a diversity of housing	<b>AO29</b>	Development incorporates a lot layout for



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self containment within neighbourhoods; (c) meet the changing needs of the community over time; (d) support community development; and (e) meet the needs and expectations of the full range of household types and population groups.		each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to the district activity centre, public transport stops and urban open space.
<b>PO30</b>	Development contributes to housing affordability and promotes affordable living.	<b>AO30</b>	Development provides for Affordable housing and ensures that it is dispersed and not concentrated in any one neighbourhood.
<b>PO31</b>	Development provides for a significant proportion of attached dwellings that incorporate Universal design principles to maximise flexibility and useability for all sections of the population, including elderly persons, children and people with a disability.	<b>AO31.1</b>	Development provides for universally designed attached dwellings to reflect the following principles:- (a) equitable use – the design is useful, appealing and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any user; (b) flexible in use – the design accommodates a wide range of individual preferences and abilities; (c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the users sensory abilities; (e) safe and sensible to use – the design minimises hazards and adverse consequences of accidental or unintended actions; (f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities; (g) size and space for approach and use – living spaces are designed to ensure sufficient area is provided for the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility.
		<b>AO31.2</b>	Development provides for adaptable housing to be designed in accordance with <i>Australian Standard AS 4299 – 1995: Adaptable Housing</i> .
<b>PO32</b>	Development provides for accommodation especially suited to elderly persons and people with a disability or special need, including independent housing, supported accommodation and residential care.	<b>AO32</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
<b>PO33</b>	Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for that part of the Master Planned Area identified as being suitable for urban development and included in an urban precinct being a residential precinct, district activity centre precinct, local activity centre precinct, local employment area precinct or community purpose precinct.	<b>AO33</b>	Development achieves the minimum average net residential density specified for the precinct or sub-precinct in which the development is located.
<b>Sub-tropical and Sustainable Design<sup>13</sup></b>			
<b>PO34</b>	Development responds to the sub-tropical climate and coastal plain setting through the following:- (a) ensuring a strong presence of nature and water through the following:- (i) orientation to urban and non-urban open space; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) creating an open and permeable built environment through the following:- (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban and non-urban open space; (c) incorporating local interpretations of sub-tropical architecture and landscape design.	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission limiting measures including the following:- (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; (b) use of the energy efficient infrastructure systems.	<b>AO35</b>	No acceptable outcome provided.
<b>Reconfiguring a Lot</b>			
<b>PO36</b>	Development for reconfiguring a lot provides for no new lots, other than lots required to provide the infrastructure identified on the structure plan maps, to be created in the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)</b> ;	<b>AO36</b>	No acceptable outcome provided.

<sup>13</sup> The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of sub-tropical and sustainable design outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(b) Ecologically important areas as specifically identified on <b>Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)</b> .		
<b>PO37</b>	Development for reconfiguring a lot provides for a pattern of subdivision that maximises the north-south orientation of lots created for residential uses.	<b>AO37</b>	No acceptable outcome provided.
<b>Sequencing of Development</b>			
<b>PO38</b>	Development is carried out in accordance with the sequencing of development and the transport infrastructure network specified on <b>Other Plans Map OPM P8 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)</b> .	<b>AO38</b>	No acceptable outcome provided.
<b>Buffers to Sensitive Land, Incompatible Uses and Infrastructure</b>			
<b>PO39</b>	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and the adjacent lots; (b) separate the lots from incompatible uses and <i>infrastructure</i> ; and (c) do not create 'reverse amenity' situations where the continued operation of existing uses is compromised by the proposed development.	<b>AO39</b>	No acceptable outcome provided.
<b>Acoustic Amenity and Noise<sup>14 15</sup></b>			
<b>PO40</b>	Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use.  <i>Note:-  This performance outcome relates to a 'reverse amenity' situation where a proposed sensitive land use may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed sensitive land use to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</i>	<b>AO40</b>	The sensitive land use is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area.  <b>OR</b>  Where located in an area where adverse noise impacts are likely, the sensitive land use mitigates all potential impacts through site layout, design, construction, and operation.
<b>PO41</b>	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	<b>AO41</b>	No acceptable outcome provided.

<sup>14</sup> Editor's note – the Planning scheme policy for nuisance code provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

<sup>15</sup> Note – Council will take the order of occupancy of new and existing noise sources into consideration in implementing performance outcome PO39 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Avoidance of Contaminated Land			
PO42	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	AO42	No acceptable outcome provided.

**Table 10.2.4.3A Outcomes for Non-urban Open Space Infrastructure Area**

Non-urban open space infrastructure area	Ecological protection and rehabilitation objectives
Environmental protection area	<ul style="list-style-type: none"> <li>• Provide for management that assists in the area becoming largely self sustaining and in good bio-condition for its corresponding regional ecosystem.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental enhancement area – Type A	<ul style="list-style-type: none"> <li>• Provide for assisted regeneration back to the area's former regional ecosystem and in good bio-condition.</li> <li>• Enhance landscape scale habitat connectivity.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental enhancement area – Type B	<ul style="list-style-type: none"> <li>• Provide for strategic rehabilitation to enhance landscape connectivity and ecological values.</li> <li>• Provide for long-term security of tenure for conservation purposes.</li> </ul>
Environmental transition area	<ul style="list-style-type: none"> <li>• Provide for establishment of buffer areas that enhance the ecological values of Environmental protection areas and Environmental enhancement areas and protect them from the impacts of adjacent development.</li> <li>• Allow for compatible passive recreation uses including pedestrian and cycleways, picnic areas and open play areas and water sensitive urban design features.</li> </ul>
Scenic amenity and highway acoustic buffer	Provide for native landscaping which: <ol style="list-style-type: none"> <li>(a) enhances the rural character of the area;</li> <li>(b) provides a visual relief and noise buffer from the Bruce Highway;</li> <li>(c) allows for compatible low impact recreation uses;</li> <li>(d) allows for farm forestry uses or tree planting for carbon offsets, where appropriate; and</li> <li>(e) provides environmental linkages and habitat value.</li> </ol>

**Table 10.2.4.3B Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units**

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
Landscape Unit 1	<p>Landscape unit 1 is located at the eastern end of the plan area and is contiguous with the Mooloolah River National Park to the north and the Birtinya Wetlands to the east and incorporates the riparian corridor of the Mooloolah River.</p> <p>This landscape unit is characterised by a combination of remnant status vegetation, cleared areas and naturally regenerating ecosystems. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>• Increase in the extent of wetland and riparian ecosystems.</li> <li>• Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor.</li> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> </ul>	<p>The management of this landscape unit is to support the regeneration of ecosystems through a combination of passive and active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• cease slashing;</li> <li>• establish fencing and exclude grazing;</li> <li>• removal of invasive exotic species;</li> <li>• infill planting to supplement natural regeneration;</li> <li>• active revegetation as required, with particular emphasis on consolidating wetland and riparian vegetation;</li> <li>• bed and bank restoration works as required;</li> <li>• careful management or rectification of the concentrated surface drainage or modified flows to natural sedgeland and wetland areas to avoid damage from scouring, changes in wetland community hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 2	<p>Landscape unit 2 is located at the eastern end of the plan area. It incorporates the Mooloolah River riparian zone, extending upstream to its confluence with Sippy Creek.</p> <p>Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone and cleared pasture with isolated trees.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>• Increase in extent of wetland and riparian ecosystems to provide a minimum width of vegetation of 100 metres from the high bank of the Mooloolah River.</li> <li>• Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor.</li> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> </ul>	<p>The management of this landscape unit is to re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• active revegetation, with particular emphasis on consolidating and expanding riparian vegetation;</li> <li>• bed and bank restoration works as required;</li> <li>• careful management or rectification of concentrated surface drainage or modified flows to natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 3	<p>Landscape Unit 3 is located at the eastern end of the plan area. It is contiguous with the Mooloolah River National Park to the north and extends into Landscape unit 1 to the east.</p> <p>This landscape unit is characterised by cleared areas with isolated trees. A large proportion of this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p>	<ul style="list-style-type: none"> <li>• Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining grassland as grazing habitat for macropods.</li> <li>• Enhancement of the landscape scale habitat connectivity by creating a mosaic of habitat types.</li> <li>• Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>• Maintenance of hydrological function.</li> </ul>	<p>The management of this landscape unit is to retain grassland habitat.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• maintenance of grass cover by regular slashing;</li> <li>• selective revegetation, with particular emphasis on establishing "habitat stepping stones";</li> <li>• careful management or rectification of the concentrated surface drainage or modified flows to</li> </ul>

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
			natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 4	<p>Landscape unit 4 is located centrally within the plan area. At its southern extent, this landscape unit includes the riparian corridor on the northern side of Sippy Creek. Remnant vegetation at its northern edge abuts residential development. Claymore Road forms the eastern extent of this landscape unit.</p> <p>This landscape unit is characterised by a combination of cleared land and remnant vegetation. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the northern boundary and in the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog). The construction of Claymore Road has altered the hydrological regime of this landscape unit and it is now hydrologically separate from landscape units 1-3. The resultant habitat is considered important for supporting frog populations.</p>	<ul style="list-style-type: none"> <li>Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining sedgelands as habitat for frogs.</li> <li>Increased extent of wetland and riparian ecosystems to provide a minimum width of vegetation on the northern side of Sippy Creek of 100 metres from the high bank.</li> <li>Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor.</li> <li>Protection of the water quality of the Sippy Creek, Mooloolah River and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation and sedgelands as frog habitat and re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>removal of invasive exotic species;</li> <li>maintenance of sedgelands;</li> <li>active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west and north to south;</li> <li>planting densities to consider the Manning's roughness coefficient;</li> <li>bed and bank restoration works as required; and</li> <li>careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 5	<p>Landscape unit 5 is located centrally and forms a band that traverses the plan area. It forms the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north and extends south to the confluence of Sippy Creek with the Mooloolah River.</p> <p>This landscape unit is characterised by a large tract of remnant vegetation bordered by cleared pasture. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the riparian zone of Sippy Creek and RE 12.9-10.14 (<i>Eucalyptus pilularis</i> tall open forest on alluvial plains).</p> <p>A large proportion of this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor.</li> <li>Provision of habitat for significant flora and fauna species.</li> <li>Protection of the water quality of Sippy Creek and off-site receiving environments.</li> <li>Maintenance of the hydrological function.</li> <li>Provision of opportunities for low impact recreation facilities at the western and southern edges of the landscape unit (identified as RR1).</li> <li>Maintenance and enhancement of biodiversity values within an urban recreation area.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>remove invasive exotic species;</li> <li>retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation area;</li> <li>maintain grassed transition zone between residential development and vegetated areas;</li> <li>careful management or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 6	Landscape unit 6 is located in the north-west of the plan	<ul style="list-style-type: none"> <li>Increased extent of wetland and riparian ecosystems</li> </ul>	The management of this landscape unit is to re-establish

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>area, forming the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north.</p> <p>This landscape unit is characterised by cleared pasture with a narrow band of remnant vegetation in the riparian zone. Existing vegetation includes of concern RE 12.3.2 (<i>Eucalyptus grandis</i> tall open forest on alluvial plains) along the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is a referable wetland and has been identified as HES by the <i>South East Queensland Regional Plan</i>.</p>	<p>to provide a minimum width of vegetation on the southern side of Sippy Creek of 100 metres from the high bank.</p> <ul style="list-style-type: none"> <li>• Rehabilitation of the wetland and riparian ecosystems to remnant status.</li> <li>• Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment.</li> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of Sippy Creek and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> <li>• Provision of opportunities for low impact recreation facilities at the edges of the landscape unit (identified as RR1).</li> </ul>	<p>riparian ecosystems through mainly active mechanisms. Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• remove invasive exotic species;</li> <li>• active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west to provide a minimum 100 metre wide corridor along Sippy Creek;</li> <li>• bed and bank restoration works as required; and</li> <li>• maintenance of a grassed transition zone between residential development and a vegetated area.</li> </ul>
Landscape Unit 7	<p>Landscape unit 7 is located centrally and forms a band that traverses the plan area, connecting landscape unit 5 to the Mooloolah River riparian corridor that lies just to the south of the Plan Area. It forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by remnant vegetation and a mosaic of vegetation and cleared land. Existing vegetation includes of concern RE 12.3.13 (Closed heathland on seasonally waterlogged alluvial plains near the coast) and RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along a north-south alignment.</li> <li>• Increase the extent of wetland ecosystems, with particular emphasis on active regeneration of land enclosed by remnant vegetation.</li> <li>• Rehabilitation of wetland ecosystems to remnant status.</li> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of the Mooloolah River and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> <li>• Provision of opportunities for low impact recreation facilities in the south-western portion of this landscape unit (identified as DR3).</li> <li>• Maintenance and enhancement of biodiversity values within urban recreation areas.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• establish fencing and exclude grazing;</li> <li>• removal of invasive exotic species,</li> <li>• infill planting to supplement natural regeneration;</li> <li>• active revegetation, with particular emphasis on consolidating and expanding wetland vegetation and reconnecting habitat from north to south;</li> <li>• retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation areas;</li> <li>• maintain a grassed transition zone between residential development and vegetated area;</li> <li>• careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 8	<p>Landscape unit 8 is located along the western end of the southern boundary of the plan area. It is contiguous with the Palmview Conservation Park to the south and forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by patches of remnant vegetation along drainage lines and an extensive area of naturally regenerating vegetation. Existing vegetation</p>	<ul style="list-style-type: none"> <li>• Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment.</li> <li>• Increase the extent of wetland ecosystems.</li> <li>• Rehabilitation of wetland ecosystems to remnant status.</li> </ul>	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• establish fencing/ exclude grazing from regenerating</li> </ul>

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>Remnant vegetation within this landscape unit is identified as referable wetland and significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> <li>• Provision of habitat for significant flora and fauna species.</li> <li>• Protection of the water quality of the adjacent wetland ecosystem and off-site receiving environments.</li> <li>• Maintenance of the hydrological function.</li> <li>• Provision of opportunities for low impact recreation facilities in the south-western and northern portions of the landscape unit (identified as DR2).</li> <li>• Provision of opportunities for complementary sports facilities at the southern edge of the landscape unit (identified as DS2).</li> <li>• Maintenance and enhancement of biodiversity values within urban recreation areas.</li> </ul>	<p>areas;</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• infill planting to supplement natural regeneration;</li> <li>• active revegetation as required, with particular emphasis on consolidating wetland vegetation;</li> <li>• retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in urban recreation areas;</li> <li>• maintain grassed transition zone between residential development and vegetated areas; and</li> <li>• careful management and/or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scour, changes in wetland hydrology, provision of degraded habitat for establishment of invasive species and other negative impacts.</li> </ul>
Landscape Unit 9	<p>Landscape unit 9 is located at the western end of the plan area and extends along the Bruce Highway from the edge of landscape unit 6 in the north to the southern boundary of the plan area.</p> <p>This landscape unit is characterised by cleared areas with scattered trees.</p>	<ul style="list-style-type: none"> <li>• Enhancement of landscape scale habitat connectivity by creating a mosaic of habitat types.</li> <li>• Provision of habitat for significant flora and fauna species.</li> </ul>	<p>The management of this landscape unit is to retain and establish mosaic vegetation.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> <li>• removal of invasive exotic species;</li> <li>• maintenance of grass cover by regular slashing;</li> <li>• selective revegetation, with particular emphasis on establishing "habitat stepping stones".</li> </ul>



Table 10.2.4.3C Environmental Offset Requirements

Environmental Value Impacted	Environmental Offset Outcome Sought	Location	Environmental Offset Requirement Offset Type	Provision Rate
<b>Mapped Environmental Protection Area or other Regional Ecosystem</b> (where located outside the Structure Plan Area)				
<b>Vine Forest</b> (comparable with Regional Ecosystem 12.3.1 & 12.3.2)	Conserve vegetation, prevents loss of biodiversity, reduces land degradation and maintain ecological processes.	Within 20km of the site and within the local government area.	Secure an existing similar vegetation community which is under threat or rehabilitate and secure a suitable offset area.	<b>1.5 for 1</b>
<b>Heath</b> (comparable with Regional Ecosystem 12.3.13 & 12.3.14)			Maintain safe ecological linkages and fauna movement corridors.	<b>1.5 for 1</b>
<b>Mixed Eucalypt</b> (comparable with Regional Ecosystem 12.9-10.14)				<b>1.5 for 1</b>
<b>Wetland or Waterway</b> (comparable with Regional Ecosystem 12.3.5)	Improve the integrity and viability of wetlands, waterways and riparian corridors. Improve water quality, flows and aquatic habitat.		Recovery of degraded wetlands. Improvement in water quality and riparian health.	<b>2 for 1</b>
<b>Mapped Environmental Enhancement Area</b>				
<b>Environmental Enhancement Area Type A</b>	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	<b>1.5 for 1</b>
<b>Environmental Enhancement Area Type B</b>	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	<b>1 for 1</b>
<b>Rare and Threatened Species</b>				
<b>Endangered Species, Vulnerable Species and Rare Species.</b>	Improve the population viability of relevant species in the wild.	Within 5km of site and within the local government area.	For fauna, secure existing habitat under threat or rehabilitate and secure habitat for that species and provide safe ecological linkages and fauna movement corridors.  For flora, secure existing habitat under threat or translocate, propagate, replant and secure habitat for that species.	<b>2 for 1</b>

**Notes**

- Where the environmental offset triggers a mapped environmental protection area or enhancement area and a rare and threatened species, the higher offset ratio applies.
- Where the environmental offset is required due to infrastructure preventing the achievement of the 483.4 hectare ecological protection and rehabilitation requirement (i.e. by impacting upon an Environmental transition area or other area not already covered in this table), the environmental offset is to be provided as rehabilitated land within 20km of the site and within the local government area on a 1 for 1 basis. Consideration is to be given to using an environmental offset on private land where an infrastructure agreement is in place.

#### 10.2.4.4 Overall outcomes for the Mixed Density Residential Precinct

- (1) The Mixed Density Residential Precinct is developed as a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.
- (2) Development in the Mixed Density Residential Precinct accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Mixed Density Residential Precinct incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

#### 10.2.4.5 Performance outcomes and acceptable outcomes for the Mixed Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Mixed Density Residential Precinct			
PO1	Development complies with the following intent for the Mixed Density Residential Precinct:- (a) development provides for a series of interconnected, walkable and transit supportive residential neighbourhoods; (b) development provides for a range of residential living environments that accommodate a diversity of lifestyles and recognise the particular character and environmental attributes of different parts of the Master Planned Area; (c) development accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (d) development incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity; (e) development achieves:- (i) a minimum net residential density of 15 dwellings per hectare; and (ii) an average net residential density of at least 18 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Mixed Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2.1 <sup>s</sup>	Development ensures that the Building height of a dwelling house in the Mixed Density Residential Precinct does not exceed a Building height of 8.5 metres.
		AO2.2 <sup>s</sup>	Development ensures that any other Building height or structure in the Mixed Density Residential Precinct does not exceed a Building height of 11 metres.

#### 10.2.4.6 Overall outcomes for the Medium Density Residential Precinct

- (1) The Medium Density Residential Precinct is developed as a high quality, medium density residential core within the primary walking catchment of the District Activity Centre and transit station.
- (2) Development in the Medium Density Residential Precinct provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Medium Density Residential Precinct provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods and incorporates integrated transport and open space networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

#### 10.2.4.7 Performance outcomes and acceptable outcomes for the Medium Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Medium Density Residential Precinct			
PO1	Development complies with the following intent for the Medium Density Residential Precinct:- (a) development provides for the establishment of a medium density residential core within the primary walking catchment of the District Activity Centre and main transit station; (b) development provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (c) development provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods; (d) development incorporates integrated transport and open space infrastructure networks that provide a high level of permeability and connectivity between	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	neighbourhoods and key points of economic and community activity; (e) development achieves an average net residential density of at least 35 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	Development ensures that the Building height of buildings and structures in the Medium Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO2<sup>s</sup></b>	Development ensures that the Building height of buildings and structures in the Medium Density Residential Precinct does not exceed a Building height of 13.5 metres.

#### 10.2.4.8 Overall outcomes for the District Activity Centre Precinct

- (1) The District Activity Centre Precinct is developed as a high quality district level activity centre servicing the Palmview community in the Master Planned Area.
- (2) Development in the District Activity Centre Precinct does not unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and the Master Planned Area.
- (3) Development provides for retail uses to be of a scale that is consistent with the following:-
  - (a) the role of the District Activity Centre as defined by the Sunshine Coast Activity Centre Network;
  - (b) the local needs of the Palmview community in the Master Planned Area;
  - (c) a maximum gross floor area of 15,000m<sup>2</sup>.
- (4) Development in the District Activity Centre Precinct accommodates a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development and is the most concentrated urban setting in the Master Planned Area.
- (5) Development in the District Activity Centre Precinct provides for the establishment of a town centre with a traditional street fronting main street layout and a town park, civic plazas and the main transit station as significant structural elements.

#### 10.2.4.9 Performance outcomes and acceptable outcomes for the District Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the District Activity Centre Precinct <sup>16</sup>			
PO1	Development complies with the following	AO1	No acceptable outcome provided.

<sup>16</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the district activity centre precinct outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>intent for the District Activity Centre Precinct:-</p> <ul style="list-style-type: none"> <li>(a) development provides for the establishment of a district level activity centre servicing the Palmview community in the Master Planned Area;</li> <li>(b) development is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and Palmview;</li> <li>(c) development provides for the establishment of a small town centre comprising a traditional main street, a town park, civic plazas and the main transit station as significant structural elements contributing to social interaction and community identity;</li> <li>(d) development does not involve the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format which is the antithesis of what is desired for this precinct;</li> <li>(e) development provides for a total gross floor area of 15,000m<sup>2</sup> for all business and commercial uses;</li> <li>(f) development provides for high levels of mobility and accessibility within the precinct with the public transport corridors and the main transit station supported by an interconnected network of bicycle and pedestrian infrastructure which prioritises these modes and facilitates access to key facilities within the precinct;</li> <li>(g) development is arranged to maximise the vibrancy of public spaces and semi-public spaces through the following:- <ul style="list-style-type: none"> <li>(i) configuring active uses along frontages to public spaces which maximise pedestrian activity;</li> <li>(ii) ensuring a high level of integration with public transport infrastructure including the main transit station, a town square and transit plaza;</li> <li>(iii) ensuring a variety of compatible mixed uses are provided in each site;</li> <li>(iv) incorporating attractive high amenity public and semi-public spaces to encourage and support social interaction</li> </ul> </li> </ul>		

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and casual meeting; (v) ensuring spaces comply with crime prevention through environmental design and Universal design principles; (h) development achieves an average net residential density of at least 40 dwellings per hectare; (i) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces and establishes the District Activity Centre as the focal point for the Palmview community in the Master Planned Area; (j) development provides for the infrastructure identified on the structure plan maps.		
<b>Land uses, Locations and Built Form</b>			
<b>PO2</b>	Development does not result in any of the following:- (a) the establishment of a department store; (b) the establishment of a discount department store; (c) the establishment of more than 1 full line supermarket; (d) any full line supermarket exceeding a gross floor area of 4,000m <sup>2</sup> .	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for active uses to be concentrated along the main street.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development provides for the establishment of a District Activity Centre that creates memorable experiences through the following:- (a) contributing to the creation of vibrant, public and semi-public spaces; (b) ensuring that built form contributes to legibility; (c) maximising pedestrian activity; (d) providing a high level of amenity for all users.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development provides for the establishment of a walkable District Activity Centre characterised by tree lined streets, public spaces and expansive social spaces for community life and interaction.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development provides for the establishment of a simple grid pattern street network which ensures a high level of connectivity and accessibility within the District Activity Centre.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for the main street in the District Activity Centre to be established as a people oriented place where walking, cycling, shopping are prioritised over the driving of vehicles	<b>AO8</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and which is designed to:- (a) create a safe environment for users; (b) incorporate environmental infrastructure; and (c) create a high quality of visual and physical amenity to the main street.		
<b>PO9</b>	Development provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development fronting the main street provides an active frontage and supports uses that are likely to foster informal interaction for extended periods such as catering uses and retail uses.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development provides for the siting and design of large floor plate uses, associated car parking areas, structured car parking and servicing areas to be configured so as to contribute to an active street environment.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development provides for all residential uses in the main street to be located above the ground level.	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development provides for floor to ceiling heights at ground level that focus attention on the ground floor, cater for a range of uses and allow for adaptation over time.	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	Development provides for buildings that accommodate business and commercial uses to be designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development ensures that pedestrian permeability is maximised by the achievement of pedestrian through-block linkages in addition to the street-based pedestrian network.	<b>AO15</b>	No acceptable outcome provided.
<b>PO16</b>	Development for a food and drink outlet does not incorporate a drive through facility.	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the District Activity Centre, the site on which it is developed or the streetscape; (b) to service the needs of all users of the development; (c) to avoid pedestrian and vehicular conflict.	<b>AO17</b>	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
<b>Height of Buildings and Structures</b>			
<b>PO18</b>	Development ensures that the Building height of buildings and structures in the District Activity Centre Precinct does not adversely impact upon the character and	<b>AO18<sup>s</sup></b>	Development ensures that the Building height of buildings and structures in the District Activity Centre Precinct does not exceed a Building height of 16 metres.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.		

#### 10.2.4.10 Overall outcomes for the Local Activity Centre Precinct

- (1) The Local Activity Centre Precinct is developed as a high quality local level centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only.
- (2) Development in the Local Activity Centre Precinct is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Town Centre.
- (3) Development in the Local Activity Centre Precinct provides a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

#### 10.2.4.11 Performance outcomes and acceptable outcomes for the Local Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
Intent for the Local Activity Centre Precinct			
PO1	Development complies with the following intent for the Local Activity Centre Precinct:- (a) development provides for a local centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; (b) development is limited in terms of its scale, nature and timing in order to not unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Major Regional Activity Centre; (c) development provides for:- (i) a total gross floor area of 2,500m <sup>2</sup> for all business and commercial uses in each local activity centre; and (ii) a minimum gross floor area of 1,000m <sup>2</sup> for convenience retail uses in each local activity; (d) development achieves a higher residential density around these centres; (e) development provides a main street style of development with active pedestrian edges and surveillance from residential uses; (f) development incorporates a high standard of urban design and landscaping that creates attractive	AO1	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
<b>Land uses, Locations and Built Form</b>			
<b>PO2</b>	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development provides for the vertical integration of uses with all buildings incorporating a mix of residential and non-residential uses.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides active frontages with uses that are likely to foster casual social and business interaction for extended periods such as catering uses and retail uses.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development provides for all residential uses to be located above the ground level.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development for a food and drink outlet does not incorporate a drive through facility.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the Local Activity Centre, the site on which it is developed, or the streetscape; (b) to service the needs of all users of the development; and (c) to avoid pedestrian and vehicular conflict.	<b>AO7</b>	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
<b>Height of Buildings and Structures</b>			
<b>PO8</b>	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	<b>AO8<sup>s</sup></b>	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not exceed 13.5 metres.

#### 10.2.4.12 Overall outcomes for the Local Employment Area Precinct

- (1) The Local Employment Area Precinct is developed as a high quality local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview.
- (2) Development in the Local Employment Area Precinct maintains high levels of amenity and provides for the establishment of an attractive local employment area.

#### 10.2.4.13 Performance outcomes and acceptable outcomes for the Local Employment Area Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Local Employment Area Precinct <sup>17</sup>			
PO1	Development complies with the following intent for the Local Employment Area Precinct:- (a) development provides for the establishment of a local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview; (b) development accommodates a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area; (c) development provides that showrooms, hardware and trade supplies having a gross floor area in excess of 300m <sup>2</sup> , medium and high impact industrial uses are not established in the precinct; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (e) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Land Uses, Locations and Built Form			
PO2	Development avoids conflicts with and protects the amenity of surrounding residential areas.	AO2.1	Development provides for home based business and other incubator opportunities to be located at the periphery of the precinct in a manner that defines the precinct edge and creates a transition between industrial land uses and neighbouring residential precincts.
		AO2.2	Development provides for manufacturing and noise generating industries to be located centrally within the precinct to reduce any impact on the amenity of neighbouring residential precincts.
		AO2.3	Development adjoining residential precincts ensures access to sunlight, view corridors and natural ventilation through appropriate built form and roof design.
		AO2.4	Development provides for a variety of lot sizes to encourage a mix of small to medium built form outcomes.

<sup>17</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the Local Employment Area precinct outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
		AO2.5	Development on a site adjacent to a residential, open space or environmentally sensitive land use achieves a high standard of siting, design and effective buffering having regard to visual amenity, privacy, noise impacts, odours and light spill.
PO3	Development for non-industrial uses is limited in scale and in type to those uses which:- (a) are compatible with industrial uses; (b) do not compromise the ongoing operation and use of the Local Employment Area Precinct as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO3	No acceptable outcome provided.
PO4	Development for a retail use in association with an industrial use on the same premises is limited to retail uses which are ancillary to the industrial use.	AO4 <sup>s</sup>	Development ensures that the retail sale of goods ancillary to an industrial use (including display areas), does not exceed 20% of the total gross floor area of the premises.
PO5	Development ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	AO5	No acceptable outcome provided.
<b>Height of Buildings and Structures</b>			
PO6	Development ensures that the Building height of buildings and structures in the Local Employment Area Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO6 <sup>s</sup>	Development ensures that the Building height of buildings and structures in the Local Employment Area Precinct does not exceed a Building height of 13.5 metres.

#### 10.2.4.14 Overall outcomes for the Community Purpose Precinct

- (1) The Community Purpose Precinct is developed for major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre including educational establishments, community uses, utility installations or emergency services and other community facilities infrastructure.
- (2) Development in the Community Purpose Precinct provides for the co-location of compatible community facilities and for strong relationships and connections to be developed between community facilities infrastructure and other infrastructure networks.
- (3) Development in the Community Purpose Precinct maintains high levels of amenity for surrounding residential areas and provides for the establishment of attractive and high quality community facilities.

#### 10.2.4.15 Performance outcomes and acceptable outcomes for the Community Purpose Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Community Purpose Precinct			
PO1	Development complies with the following	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>intent for the Community Purpose Precinct:-</p> <p>(a) development provides for the establishment of major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre or Local Activity Centres including educational establishments, community uses, utility installations or emergency services and other local community facilities infrastructure;</p> <p>(b) development provides for the co-location of compatible community facilities and for strong relationships and connections to be established between the community facilities infrastructure network, the non-urban open-space infrastructure network, the urban open space infrastructure network and the bicycle and pedestrian and public transport infrastructure networks;</p> <p>(c) development avoids conflict with and protects the amenity of surrounding residential areas, including the avoidance of adverse traffic and vehicle parking impacts;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(e) development provides for the infrastructure identified on the structure plan maps.</p>		
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	<p>Development ensures that the Building height of buildings and structures in the Community Purpose Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	<b>AO2<sup>s</sup></b>	<p>Development ensures that the Building height of buildings and structures in the Community Purpose Precinct does not exceed a Building height of 13.5 metres.</p>

#### 10.2.4.16 Overall outcomes for the Urban Open Space Precinct

- (1) The Urban Open Space Precinct provides a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region.
- (2) Development in the Urban Open Space Precinct provides for the retention and rehabilitation of Ecologically important areas where appropriate and practicable.

#### 10.2.4.17 Performance outcomes and acceptable outcomes for the Urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Urban Open Space Precinct			
PO1	Development complies with the following intent for the Urban Open Space Precinct:- (a) development provides for a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region as well as providing for the retention and rehabilitation of any Ecologically important areas where appropriate and practicable; (b) development in the Recreation Park Sub-precinct provides predominantly for passive or informal recreational activities that are low impact and generally compatible with the retention of ecological values; (c) development in the Sports Park Sub-precinct accommodates a full range of recreational activities, including organised sporting activities that in some instances require specific land configurations that may not be compatible with the retention of ecological values; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings and spaces; (e) development incorporates principles of crime prevention through environmental design; (f) development effectively integrates with the non-urban open space infrastructure network; (g) development avoids conflicts with and protects the amenity of surrounding residential areas; (h) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2.1 <sup>s</sup>  AO2.2 <sup>s</sup>	Development ensures that the Building height of buildings in the Urban Open Space Precinct does not exceed a Building height of 8.5 metres.  Development ensures that the Building height of structures in the Urban Open Space Precinct does not exceed a Building height of 13.5 metres.

#### 10.2.4.18 Overall outcomes for the Non-urban Open Space Precinct

- (1) The Non-urban Open Space Precinct provides land for the protection and enhancement of Ecologically important areas and landscape values;
- (2) Land within the Non-urban Open Space Precinct is not developed for Urban purposes, other than for the infrastructure identified on the structure plan maps.

#### 10.2.4.19 Performance outcomes and acceptable outcomes for the Non-urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Non-urban Open Space Precinct			
PO1	Development complies with the following intent for the Non-urban Open Space Precinct:- (a) development provides for the protection and enhancement of important ecological and landscape values; (b) development in the Environmental Protection and Enhancement Sub-precinct provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other Ecologically important areas in nature conservation or other protective tenure, providing for a limited range of environmentally compatible uses and activities including environmental education and interpretative signage, recreation trails and associated amenities; (c) development in the Landscape Protection and Enhancement Sub-precinct provides for the protection of the Scenic amenity and highway acoustic buffer and accommodates a limited range of non-urban uses compatible with the retention of the area's rural and natural landscape character; (d) development meets contemporary best practice standards for sustainability and fauna sensitive design; (e) development incorporates principles of crime prevention through environmental design; (f) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Non-urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking;	AO2 <sup>s</sup>	Development ensures that the Building height of buildings and structures in the Non-urban Open Space Precinct does not exceed a Building height of 8.5 metres.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(c) views and vistas; (d) building character and appearance; (e) building massing and scale.		

#### 10.2.4.20 Overall outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides the infrastructure networks identified in the following:-
  - (a) the Palmview Structure Plan, in particular the structure plan maps and **Sunshine Coast Planning Scheme** other than to the extent that an infrastructure arrangement applicable to the land subject of the development specifically states that the infrastructure arrangement is to prevail over the Palmview Structure Plan and **Sunshine Coast Planning Scheme** to the extent of any inconsistency;
  - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area which is adjacent to non-residential uses such as local activity centres and educational establishments provides for adequate infrastructure and services to be established to service the non-residential uses to avoid adverse impacts on the amenity and character of the surrounding areas, in particular, neighbourhoods.
- (4) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development at the desired standards of service are provided ahead of or in conjunction with the staging of the development.
- (5) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (6) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (7) Development in the Master Planned Area ensures that infrastructure and services corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (8) Development in the Master Planned Area ensures that infrastructure and services is designed, located and operated in order to:-
  - (a) reduce greenhouse gas emissions;
  - (b) provide for fauna movement; and
  - (c) minimise impacts on ecologically important areas and important landscape and scenic amenity values.
- (9) Development in the Master Planned Area promotes sustainable energy infrastructure that contributes to the development's ongoing energy needs.
- (10) Development in the Master Planned Area ensures that infrastructure and services is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.
- (11) Development in the Master Planned Area ensures that infrastructure and services is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

#### 10.2.4.21 Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Infrastructure Generally			
PO1	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Palmview Structure Plan; (b) the other parts of <b>Sunshine Coast Planning Scheme</b> .	AO1	No acceptable outcome provided.
PO2	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure identified in the structure plan maps; (b) other infrastructure not identified in the structure plan maps; (c) services in the Master Planned Area.	AO2	No acceptable outcome provided.
PO3	Development is carried out in accordance with the infrastructure networks identified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	AO3	No acceptable outcome provided.
PO4	Development is consistent with the development entitlements upon which the infrastructure and other development obligations have been planned and provided by the local government and other infrastructure providers.	AO4	No acceptable outcome provided.
PO5	Development does not adversely impact on or compromise the existing or planned infrastructure and services networks.	AO5	No acceptable outcome provided.
PO6	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.	AO6	No acceptable outcome provided.
PO7	Development provides for the following:- (a) for infrastructure that avoids or minimises vegetation clearing and habitat disturbance to the greatest extent practicable; (b) where vegetation clearing and habitat disturbance is unavoidable, for the relocation of fauna and flora.	AO7	No acceptable outcome provided.
PO8	Development provides for infrastructure requiring vegetation clearing and habitat disturbance to be undertaken in the following manner:- (a) to minimise erosion and sediment loss; (b) to protect the environmental characteristics of downstream receiving environments; (c) to provide for the staged rehabilitation of disturbed areas.	AO8	No acceptable outcome provided.
PO9	Development for infrastructure associated with the development of the	AO9	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	Master Planned Area in the Ecologically important areas specifically identified on <b>Other Plans Map OPM P2(a) (Palmview Master Planned Area Ecologically Important Areas)</b> provides an environmental offset for the area that is adversely impacted by the infrastructure <sup>18</sup> .		
<b>PO10</b>	Development provides infrastructure and services which achieves the following:- (a) meets the specified standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.	<b>AO10</b>	No acceptable outcome provided.
<b>Road Transport Infrastructure Network<sup>19</sup></b>			
<b>PO11</b>	Development is carried out in accordance with:- (a) the road transport infrastructure network identified conceptually on <b>Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)</b> and the development and transport infrastructure network sequencing specified on <b>Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)</b> ; and (b) the standards for the road transport infrastructure network and fauna movement specified in the <b>Planning Scheme Policy for the Palmview Structure Plan</b> , the <b>Transport and Parking Code</b> and the <b>Planning Scheme Policy for the Transport and Parking Code</b> .	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development provides road transport infrastructure which achieves the following:- (a) has sufficient capacity to service the development having regard to anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external	<b>AO12</b>	No acceptable outcome provided.

<sup>18</sup> The *Planning Scheme Policy for the Palmview Structure Plan* provides advice for the environmental offset outcomes.

<sup>19</sup> The *Planning Scheme Policy for the Palmview Structure Plan* provides general advice, standards and guidelines for the road transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	transport network and public safety; (b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network; (c) protects and enhances the function of roads in the road hierarchy; (d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development; (e) where required, provides bus priority at major intersections and is capable of accommodating prioritised public transport circulation; (f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape; (g) is safe, efficient and legible in meeting the requirements of the intended use; (h) where required for evacuation purposes is established above the defined flood event; (i) appropriate access and egress for emergency services vehicles.		
<b>PO13</b>	Development provides for a network of local streets which:- (a) is highly permeable; (b) based on a grid or modified grid pattern layout that operates at neighbourhood and district levels; and (c) ensures priority of pedestrians, cyclists and public transport users over private vehicles.	<b>AO13</b>	No acceptable outcome provided.
<b>Public Transport Infrastructure Network<sup>20</sup></b>			
<b>PO14</b>	Development is carried out in accordance with:- (a) the public transport infrastructure network identified conceptually on <b>Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)</b> ; and (b) the standards for the public transport infrastructure network and fauna movement specified in the <b>Transport and Parking Code</b> , the <b>Planning Scheme Policy for the Transport and Parking Code</b> and the <b>Planning Scheme Policy for the Palmview Structure Plan</b> .	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development provides for public transport routes and corridor(s) to be efficiently and effectively connected to:- (a) key destinations such as regional	<b>AO15</b>	No acceptable outcome provided.

<sup>20</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the public transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and district parks, the District Activity Centre, Local Activity Centres and schools; and (b) regional public transport networks outside of the Master Planned Area.		
<b>PO16</b>	Development provides for public transport routes and corridor(s) to be designed and constructed to:- (a) minimise impacts on residential amenity; (b) maximise safety for users of the corridor and surrounding areas; (c) minimise impacts on Ecologically important areas including changes to the hydrological regime.	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development provides land for the main transit station which is intended to:- (a) be established as a prominent feature of the District Activity Centre; (b) be established as a signature transit station in accordance with the <i>Public Transport Infrastructure Manual</i> ; (c) be integrated with the transit plaza and the urban open space infrastructure network and bicycle and pedestrian infrastructure network; (d) create a memorable community place that provides an important source of meaning and identity for residents of the Master Planned Area; (e) incorporate high quality urban design and streetscape treatments; (f) incorporate elements that reflect standard Translink bus stop branding as well as elements of unique design that reflect its importance as a community focal point with the District Activity Centre (g) provide end of trip facilities; and (h) be safe, comfortable, efficient and otherwise fit for purpose.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development provides for other public transport stops which:- (a) are of a regular, intermediate or premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> and distributed throughout the development to efficiently service local neighbourhoods having regard to the planned characteristics of the route and the level of service offered; (b) are to a premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> for a bus stop at a local activity centre and other key destinations such as regional and district sport and recreation parks and schools; (c) are integrated with Local Activity	<b>AO18</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>Centres, the urban open space infrastructure network, community facilities infrastructure network and bicycle and pedestrian infrastructure network;</p> <p>(d) incorporate high quality urban design and streetscape treatments such as appropriate seat, shelter, street furniture and lighting;</p> <p>(e) incorporate secure bicycle storage options with a single bike loop as the minimum requirement at a regular bus stop in conjunction with some form of shade and wet weather protection; and</p> <p>(f) are safe, comfortable, efficient and otherwise fit for purpose.</p>		
<b>Bicycle and Pedestrian Infrastructure Network<sup>21</sup></b>			
<b>PO19</b>	<p>Development is carried out in accordance with:-</p> <p>(a) the bicycle and pedestrian infrastructure network identified conceptually on <b>Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b>; and</p> <p>(b) the bicycle and pedestrian infrastructure network standards specified in the <b>Transport and Parking Code</b>, the <b>Planning Scheme Policy for the Transport and Parking Code</b> and the <b>Planning Scheme Policy for the Palmview Structure Plan</b>.</p>	<b>AO19</b>	No acceptable outcome provided.
<b>PO20</b>	<p>Development provides a bicycle and pedestrian infrastructure network that:-</p> <p>(a) ensures priority for pedestrians, cyclists and public transport users over private vehicles; and</p> <p>(b) incorporates uninterrupted movement of cyclists and pedestrians at existing and proposed bridges, underpasses and other structures over waterways, roads and dedicated transit corridors.</p>	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	<p>Development provides for bicycle and pedestrian infrastructure which incorporates:-</p> <p>(a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:-</p> <ul style="list-style-type: none"> <li>(i) seats;</li> <li>(ii) standby areas;</li> <li>(iii) secure bicycle parking;</li> <li>(iv) picnic facilities;</li> <li>(v) drinking fountains;</li> <li>(vi) shade;</li> </ul>	<b>AO21</b>	No acceptable outcome provided.

<sup>21</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the bicycle and pedestrian infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations, including the Main Transit Station and commercial buildings within the District Activity Centre.		
<b>PO22</b>	Development provides bicycle and pedestrian infrastructure which:- (a) has sufficient capacity to service the development having regard to the anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area; (c) connects the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network, employment areas and facilities and services within and external to the Master Planned Area; (d) protects and enhances the function of bicycle and pedestrian infrastructure; and (e) is safe, efficient and legible in meeting the requirements of the intended use; (f) complies with the standards specified in the <b>Transport and Parking Code</b> and the <b>Planning Scheme Policy for the Transport and Parking Code</b> .	<b>AO22</b>	No acceptable outcome provided.
<b>PO23</b>	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	<b>AO23</b>	No acceptable outcome provided.
<b>Water Supply Infrastructure Network</b>			
<b>PO24</b>	Development is located, designed and constructed to protect the integrity of the SEQ water bulk water supply pipeline identified on <b>Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)</b> .	<b>AO24</b>	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on <b>Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)</b> .  <i>Note:-</i>  <i>Should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.</i>
<b>PO25</b>	Development ensures that adequate access is maintained to the SEQ bulk water supply pipeline to allow for maintenance or future upgrade works.	<b>AO25</b>	No permanent barrier is to be constructed that limits access to a SEQ bulk water infrastructure pipeline and any proposed development maintains legal access from a public place for the

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
			purpose of maintenance.
<b>Stormwater Infrastructure Network</b>			
<b>PO26</b>	<p>Development ensures that the stormwater infrastructure network:-</p> <ul style="list-style-type: none"> <li>(a) meets the environmental values and water quality objectives for waters of the Mooloolah River catchment set out under the <i>Environmental Protection (Water) Policy 2009</i>;</li> <li>(b) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements;</li> <li>(c) incorporates site responsive solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks;</li> <li>(d) integrates stormwater management into the overall urban design including road layout, street design and open space to maximise amenity whilst achieving functionality;</li> <li>(e) which where incorporated into the urban open space infrastructure network is limited to water sensitive urban design features and is excluded from the calculation of the area of the urban open space infrastructure network;</li> <li>(f) avoids 'regional' treatment solutions (for example a single large wetland which treats stormwater for the whole development) and instead incorporates more localised solutions based on identified sub-catchments;</li> <li>(g) provides for the removal of the full range of pollutants using a 'treatment train' approach which removes primary (gross pollutants), secondary (sediments) and tertiary pollutants (nutrients);</li> <li>(h) provides for stormwater to be fully treated to an acceptable level prior to discharge into natural streams or creek systems;</li> <li>(i) avoids the use of ornamental lakes and ensures that any proposed Wetland is self-sustaining;</li> <li>(j) does not concentrate stormwater infrastructure including treatment, conveyance and storage within non-urban open space infrastructure other than in the Environmental transition area where limited to soft elements of water sensitive urban design of stormwater infrastructure such as grass swales and compatible with the primary function of the Environmental transition area;</li> </ul>	<b>AO26</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and (k) is carried out in accordance with the standards for the planning, design and construction of the stormwater infrastructure network specified in the <b>Planning Scheme Policy for Development Works</b> .		
<b>PO27</b>	<p>Development provides stormwater infrastructure which:-</p> <ul style="list-style-type: none"> <li>(a) services the development;</li> <li>(b) integrates with the existing and planned stormwater infrastructure network;</li> <li>(c) protects and enhances the function of the stormwater infrastructure; and</li> <li>(d) meets the requirements of the intended use.</li> </ul> <p><i>Note:-</i></p> <p><i>Performance Outcome PO23 of Section 10.2.4.3 and the <b>Stormwater management code</b> also provide outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	<p>Development provides stormwater infrastructure which ensures the proper conveyance of stormwater from premises and prevents the following:-</p> <ul style="list-style-type: none"> <li>(a) the ponding of stormwater on site;</li> <li>(b) a hazard to personal health and safety or property.</li> </ul>	<b>AO28</b>	No acceptable outcome provided.
<b>PO29</b>	Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.	<b>AO29</b>	No acceptable outcome provided.
<b>PO30</b>	Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.	<b>AO30</b>	No acceptable outcome provided.
<b>Urban Open Space Infrastructure Network<sup>22</sup></b>			
<b>PO31</b>	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> <li>(a) the urban open space infrastructure network identified conceptually on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)</b>; and</li> <li>(b) the open space infrastructure network standards specified in the <b>Planning Scheme Policy for the Palmview Structure Plan</b>.</li> </ul>	<b>AO31</b>	No acceptable outcome provided.
<b>PO32</b>	<p>Development provides urban open space infrastructure which:-</p> <ul style="list-style-type: none"> <li>(a) services the development;</li> </ul>	<b>AO32</b>	No acceptable outcome provided.

<sup>22</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the urban open space infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<ul style="list-style-type: none"> <li>(b) integrates with the existing and planned urban open space infrastructure network;</li> <li>(c) protects and enhances the function of the urban open space infrastructure;</li> <li>(d) is safe, efficient and legible in meeting the requirements of the intended use.</li> </ul>		
<b>PO33</b>	Development provides urban open space infrastructure which protects and enhances the function of Ecologically important areas within the urban open space infrastructure network.	<b>AO33.1</b>  <b>AO33.2</b>  <b>AO33.3</b>	<p>Development ensures that where urban open space contains an Ecologically important area development is limited to low impact uses, activities and embellishments compatible with the primary ecological function of the area.</p> <p>Development ensures that low impact activities and embellishments in the district and regional recreation parks identified conceptually on <b>Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)</b> comprise the following:-</p> <ul style="list-style-type: none"> <li>(a) soft elements of stormwater infrastructure such as grass swales associated with water sensitive urban design;</li> <li>(b) pedestrian trails and cycle paths;</li> <li>(c) interpretive signage and other amenities associated with conservation parks.</li> </ul> <p>Development ensures the following:-</p> <ul style="list-style-type: none"> <li>(a) maintenance and appropriate buffering of existing vegetation and habitat;</li> <li>(b) maintenance of habitat corridors and fauna movement through the area;</li> <li>(c) maintenance of water quality and natural hydrological conditions;</li> <li>(d) maintenance of public safety.</li> </ul>
<b>PO34</b>	<p>Development provides for the urban open space infrastructure network to accommodate a wide range of sport and recreation activities where:-</p> <ul style="list-style-type: none"> <li>(a) the Recreation Park Sub-precinct accommodates predominately informal and passive recreation activities including community gardens where appropriate; and</li> <li>(b) the Sports Park Sub-precinct accommodates predominately formal, organised sporting activities.</li> </ul>	<b>AO34</b>	No acceptable outcome provided.
<b>PO35</b>	<p>Development ensures that the urban open space infrastructure network:-</p> <ul style="list-style-type: none"> <li>(a) incorporates the desired level of embellishments for each type of urban open space area in the standards specified in the <b>Planning Scheme Policy for the Palmview Structure Plan</b>;</li> <li>(b) incorporates a diversity of landscape settings that provide opportunities to</li> </ul>	<b>AO35</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>define the character of an area through the inclusion of the following:-</p> <ul style="list-style-type: none"> <li>(i) unique or notable landscape features (including retention or provision of large trees, natural stormwater flow lines, views and elevated features);</li> <li>(ii) innovative and creative design solutions for park infrastructure which promote innovative public art outcomes; and</li> <li>(c) retains as far as practicable natural soil profiles with quality top soil retained or remediated on site to support larger trees and quality landscaping outcomes.</li> </ul>		
<b>PO36</b>	<p>Development provides for an urban open space infrastructure network that ensures:-</p> <ul style="list-style-type: none"> <li>(a) all residents and employees within the Master Planned Area have safe and direct walking and cycling access to the urban open space infrastructure network; and</li> <li>(b) priority of pedestrians, cyclists and public transport users over private vehicles.</li> </ul>	<b>AO36</b>	No acceptable outcome provided.
<b>PO37</b>	<p>Development creates an appropriate interface with the urban open space infrastructure network by providing for:-</p> <ul style="list-style-type: none"> <li>(a) casual surveillance of the urban open space infrastructure network;</li> <li>(b) adjacent buildings to be oriented to take advantage of its parkland setting and associated views; and</li> <li>(c) direct access to the bicycle and pedestrian infrastructure network and the public transport infrastructure network.</li> </ul>	<b>AO37</b>	No acceptable outcome provided.
<b>PO38</b>	Development provides for safe, convenient and non-discriminatory access to the urban open space infrastructure network.	<b>AO38</b>	No acceptable outcome provided.
<b>PO39</b>	Development provides for an urban open space infrastructure network which minimises ongoing lifecycle and management costs.	<b>AO39</b>	No acceptable outcome provided.
<b>Non-urban Open Space Infrastructure Network<sup>23</sup></b>			
<b>PO40</b>	Development is carried out in accordance with the non-urban open space infrastructure network specifically identified on <b>Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)</b> .	<b>AO40</b>	No acceptable outcome provided.
<b>PO41</b>	Development provides non-urban open space infrastructure, including land and rehabilitation works and embellishments, which achieves the following:-	<b>AO41</b>	No acceptable outcome provided.

<sup>23</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<ul style="list-style-type: none"> <li>(a) the retention and enhancement of all of the existing biodiversity;</li> <li>(b) the improvement of the healthy functioning and resilience of ecosystems;</li> <li>(c) the maintenance and enhancement of ecosystem services;</li> <li>(d) the recreation of wildlife habitat and corridor linkages;</li> <li>(e) the improvement of recovery of threatened communities and species;</li> <li>(f) the improvement of condition of riparian vegetation and aquatic habitat;</li> <li>(g) the improvement of soil conditioning and land and stream bank stability;</li> <li>(h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and</li> <li>(i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.</li> </ul> <p><i>Note:-</i></p> <p><i>Performance Outcome PO11 of Section 10.2.4.3 provides for a 483.4 hectare target for ecological protection and rehabilitation to be achieved by development.</i></p>		
<b>PO42</b>	Development provides for a non-urban open space infrastructure network which integrates with the existing and planned non-urban and urban open space infrastructure networks.	<b>AO42</b>	No acceptable outcome provided.
<b>PO43</b>	Development creates an appropriate interface with the non-urban open space through the following:- <ul style="list-style-type: none"> <li>(a) avoiding private lots directly adjoining non-urban open space and maximising public accessibility along the boundaries of non-urban open space;</li> <li>(b) providing appropriate development controls to minimise disturbance and edge effects;</li> <li>(c) maximising opportunities for casual surveillance;</li> <li>(d) providing appropriate accessibility to bicycle and pedestrian infrastructure networks.</li> </ul>	<b>AO43</b>	No acceptable outcome provided.
<b>PO44</b>	Development provides for a non-urban open space infrastructure network which minimises ongoing lifecycle and management costs.	<b>AO44</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
<b>Community Facilities Infrastructure Network<sup>24</sup></b>			
<b>PO45</b>	Development is carried out in accordance with the community facilities infrastructure network identified conceptually on <b>Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)</b> .	<b>AO45</b>	No acceptable outcome provided.
<b>PO46</b>	Development provides for community facilities infrastructure which:- (a) services the development; (b) is co-located with other community facilities infrastructure and urban open space infrastructure where appropriate to create generous, attractive and highly accessible community nodes; (c) is on land that is in one contiguous parcel, regular in shape, fit for purpose and granted to the Council or other relevant entity in freehold tenure; (d) incorporates principles of Universal design and meets contemporary best practice standards in facility design; (e) is high quality in design and contributes to the creation of memorable community places that provide an important source of meaning and identity for residents of the Structure Plan Area; (f) is multi-functional where appropriate; (g) protects and enhances the function of community facilities infrastructure; and (h) is safe, efficient and legible in meeting the requirements of the intended use.	<b>AO46</b>	No acceptable outcome provided.
<b>PO47</b>	Development provides for community facilities to be located and designed with direct access to the public transport infrastructure network and bicycle and pedestrian infrastructure network.	<b>AO47</b>	No acceptable outcome provided.
<b>Energy Infrastructure Network<sup>25</sup></b>			
<b>PO48</b>	Development is carried out in accordance with the electricity infrastructure network identified conceptually on <b>Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network)</b> .	<b>AO48</b>	No acceptable outcome provided.
<b>PO49</b>	Development provides for electricity infrastructure to ensure that the Master Planned Area is provided with a reliable supply of energy.	<b>AO49</b>	Development provides for the installation of electricity infrastructure to be in accordance with the applicable electricity infrastructure entity's requirements.
<b>Telecommunications Infrastructure Network</b>			
<b>PO50</b>	Development provides for telecommunications infrastructure to	<b>AO50</b>	Development provides for the installation of telecommunication infrastructure in

<sup>24</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the community facilities infrastructure network outcomes.

<sup>25</sup> The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the energy infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	effectively service the development.		accordance with the applicable service provider's requirements.
<b>Other Services</b>			
<b>P051</b>	Development provides other services required to meet the reasonable needs of users of the development.	<b>A051</b>	No acceptable outcome provided.