

VOLUME ONE

Administration & Assessment Requirements

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MAROOCHY PLAN MAPS VOLUME 1

Title	Reference Number	Relevant Scheme Reference
Planning Areas and Precincts Map	Map 1.1	Section 4.1
Nature Conservation Management Areas	Regulatory Map No. 1.1	Section 6
Waterways, Wetlands and Fish Habitat Areas	Regulatory Map No. 1.2 (2 sheets)	Section 6
Steep and Unstable Land	Regulatory Map No. 1.3 (2 sheets)	Section 6
Acid Sulfate Soils Areas	Regulatory Map No. 1.4	Section 6
Flood Prone and Drainage Constraint Areas	Regulatory Map No. 1.5	Section 6
Water Resource Catchment Areas	Regulatory Map No. 1.6	Section 6
Bushfire Prone Areas	Regulatory Map No. 1.7	Section 6
Sunshine Coast Airport	Regulatory Map No. 1.8 (7 sheets)	Section 6
Mineral and Extractive Resources and Buffer Areas	Regulatory Map No.1.9	Section 6

List of abbreviations

AHD	Australian Height Datum	HRV	Heavy rigid vehicle
ANEF/ANEC	Australian Noise Exposure Forecast/ Australian Noise Exposure Concept	IDAS	Integrated Development Assessment System
ANZECC.....	Australia and New Zealand Environment and Conservation Council	IPA.....	Integrated Planning Act
ARI	Average Recurrence Interval	IRTP	Integrated Regional Transport Plan
AS	Australian Standard	JAMBA	Japan-Australia Migratory Bird Agreement
AASS.....	Actual Acid Sulphate Soil	LASP.....	Local Area Structure Plan
AV.....	Articulated vehicle	m ²	square metres
BCA	Building Code of Australia	m ³	cubic metres
CAMBA.....	China-Australia Migratory Bird Agreement	MRV.....	Medium rigid vehicle
CAMCOS	Caboolture to Maroochydhore Corridor Options Study	PI	Performance Indicator
DEO.....	Desired Environmental Outcome	QASSIT.....	Queensland Acid Sulphate Soils Investigation Team (DNR)
DUF	Dwelling unit factor	QUDM.....	Queensland Urban Drainage Manual
EIS	Environmental Impact Statement	QRDG.....	Queensland Residential Design Guidelines
EMP.....	Environmental Management Plan	RCV.....	Refuse collection vehicle
EPP	Environmental Planning Policy (State)	RFGM.....	Regional Framework for Growth Management
ESA.....	Environmentally sensitive area	SBR.....	Standard Building Regulation
FHA.....	Fish Habitat Area	SIM.....	Strategic Implementation Measure
GFA	Gross floor area	SMA.....	Special Management Area
		SRV.....	Small Rigid Vehicle

1. INTRODUCTION

1.1 Maroochy's Character and Aspirations

Maroochy Shire is a special place. It is characterised by a rich and diverse landscape and extensive biological diversity. It enjoys a warm subtropical climate and provides a wide range of lifestyle opportunities in rural areas, small rural towns, coastal settlements and major urban centres. The variety of experiences within each of these communities combined with magnificent ocean beaches, large tracts of open space and rural landscape provides the Shire with a unique and diverse character. The Shire is also fortunate to have an innovative and enterprising community that seeks excellence in all its activities.

The combination of these elements makes Maroochy Shire a fascinating place to visit and one of Australia's most desirable places to live.

Management for the sustainable use of the Shire's natural, community and economic resources is the core responsibility of Maroochy Shire Council. This Planning Scheme is the principal tool on which Council will rely to ensure that all of the Shire's resources are properly managed today so that they remain available for future generations to use and enjoy. It is recognised by both Council and the community that effectively managing the use of these resources is fundamental to the future prosperity of the Shire.

Central to Maroochy's planning intentions is Council's Vision Statement... *Maroochy Shire strives to be the most environmentally responsible, caring, enterprising and dynamic community in Australia.*

1.2 Role of the Planning Scheme

- (1) This Planning Scheme has been prepared under the provisions of chapter 6 of the *Integrated Planning Act* and it applies to the whole of the Shire of Maroochy.
- (2) This Planning Scheme is intended:
 - (a) to help advance the purpose of the Integrated Planning Act in seeking ecological sustainability¹;
 - (b) to regulate the development on, and use of, premises in a way which encourages orderly and sustainable growth having proper regard to environmental values, community needs, availability of services and facilities, and choice;
 - (c) to recognise the individual character and needs of different areas across the Shire;

¹ *Ecological sustainability is defined in Chapter 1, Part 3 of the Act as a "balance that integrates: (a) protection of ecological processes and natural systems at local, regional, State and wider levels; and (b) economic development; and (c) maintenance of the cultural, economic, physical and social well being of people and communities."*

- (d) to provide a framework for the efficient and equitable development and funding of infrastructure;
- (e) to facilitate the integration of State, regional and local policies and interests;
- (f) to provide a basis for assessing development applications; and
- (g) to provide residents, public authorities and investors with confidence about future land use and development within the Shire.

1.3 Background to the Planning Scheme

The previous Planning Scheme for the Maroochy Shire commenced in December 1985. During its life, many amendments were made to the scheme, including numerous rezonings.

In the early 1990s, the Council decided to review its "vision" for the longer term future development of the Shire and began preparation of a new Strategic Plan for the Shire. The new Plan was gazetted in 1996 and (after review for consistency with the rest of the Scheme) forms part of this Planning Scheme (as Volume 2).

Following adoption of the new Strategic Plan, Council concluded that the other Planning Scheme provisions should be updated to better meet the needs of the Shire. This decision was also influenced by the State Government's introduction of new planning legislation which provides for a wider range of approaches to local government planning, and a development approval system that integrates local and State interests.

The Council decided that new Planning Scheme provisions were necessary to more effectively:

- respond to on-going development pressures within the Shire (including the demands of a population that grew from about 60,000 to over 110,000 over the life of the previous scheme and is continuing to grow),
- assist the implementation of the new Strategic and Corporate Plans, and
- integrate the results of the numerous local area planning processes that had been completed or were being carried out throughout the Shire, and
- respond to the requirements of, and opportunities provided by, the new *Integrated Planning Act*.

1.4 Measuring the Performance of the Planning Scheme

1.4.1 Explanation

- (1) (a) Under the Act, **desired environmental outcomes** (DEOs) comprise a key element of Planning Schemes. If, or how well, desired environmental outcomes are achieved is the overriding consideration in:

1. INTRODUCTION

- Planning Scheme reviews;
 - deciding applications for impact assessable development;
 - determining land acquisition requirements for the construction of infrastructure; and
 - other matters recognised by the Act.
- (b) The DEOs for this Planning Scheme are presented in part 2 of the Strategic Plan (Volume 2 of this Planning Scheme).
- (2) (a) The Act also requires Planning Schemes to include **Performance Indicators** which are to be used to assess the effectiveness of the Planning Scheme in achieving the desired environmental outcomes. Maroochy Shire Council's use of the performance indicators will rely on:
- comparisons with relevant findings of the 1996 Planning Study and subsequent relevant studies;
 - monitoring of development applications (including objections and other submissions) and resultant changes in land use;
 - interpreting aerial photography and other relevant geographic information data;
 - reviewing Council decisions; and
 - other relevant information.
- (b) To remove any doubt, the performance indicators are not part of the development assessment process but are intended solely to assess the performance of this Planning Scheme.
- (c) The performance indicators for any one DEO should be considered in combination (and not individually) in assessing the effectiveness of the Planning Scheme in achieving that particular DEO.
- (d) This performance assessment will be an integral part of future reviews of the Planning Scheme. Under the *Integrated Planning Act*, the Planning Scheme is required to be reviewed after six years, but Council may review it earlier.
- #### 1.4.2 Performance Indicators
- (1) **Desired Environmental Outcome No. 1
- Environmental Management**
- By the year 2005, this planning scheme is expected to have achieved the following:
- (a) Ecological condition and the level of protection for majority of 'Endangered' or 'Of Concern' vegetation communities remain unchanged or improved;
- (b) At least 70% of 'Endangered' or 'Of Concern' vegetation communities on private land protected as a result of self-assessable and assessable development in the Shire;
- (c) Areas of vegetation communities classed as 'No Concern at Present' do not fall below 30% coverage in the shire and/or become 'Endangered' or 'Of Concern' as a result of development activities approved under this Planning Scheme;
- (d) An overall net increase in the extent of waterway corridor vegetation, with buffers of at least 40 metres on either bank along the Shire's major waterways being retained and/or enhanced as a result of self-assessable and assessable development in the Shire;
- (e) No reduction in size or loss of hydrological values of identified wetlands resulting from development activities approved under this Planning Scheme;
- (f) Negligible loss of marine or aquatic vegetation such as mangroves and seagrasses resulting from development activities approved under this Planning Scheme;
- (g) No currently rare or threatened fauna or flora species become extinct, and no new species become classed as 'rare' or 'threatened' as a result of self-assessable and assessable development in the Shire;
- (h) Integrity of decision-making on natural resources maintained through ongoing identification and verification of baseline data;
- (i) Majority of vegetation in linkage and mosaic vegetation management units protected as a result of self-assessable and assessable development in the Shire with at least some linkages and mosaics being enhanced through rehabilitation;
- (j) Use of bonus lot reconfiguration provisions for conservation outcomes results in greater proportion of significant vegetation being conserved than would have resulted from otherwise allowable reconfiguration design;
- (k) Natural values of visually prominent and attractive landscape features are protected, maintained and or enhanced as a result of self-assessable and assessable development in the Shire;
- (l) Run-off from all substantial development approved under the Planning Scheme (in particular new housing and industrial estates) meets State standards before reaching receiving waterways;
- (m) No decrease in water quality within water resources catchment waterbodies or the Shire's major waterways, attributable to any development and use of premises approved under this Planning Scheme;
- (n) Coastal landscape and processes not impacted by new development or redevelopment of existing premises;

- (o) No reported impacts from acid sulphate soils, and no measurable increase in the production of acid sulphate soils, as a result of development activities approved under this Planning Scheme;
- (p) No decreases below acceptable standards in air quality or amenity resulting from development and use of premises approved under this Planning Scheme;
- (q) Increase in the proportion of new developments which are well sited and designed in terms of climate, vegetation impacts and topography;
- (r) Substantial progress towards achieving an integrated open space network across the Shire; and
- (s) No, or a reduction in the, reported loss or damage to premises developed under this Planning Scheme from landslips, storm surge and bushfires.

(2) Desired Environmental Outcome No. 2 - Social Equity and Livability

By the year 2005, this Planning Scheme is expected to achieve the following:

- (a) an adequate stock of land suitable and available for on-going development for urban purposes;
- (b) new communities have access to useable open space, public transport and local commercial and community facilities within walking distance;
- (c) majority of approved noise sensitive developments are setback or buffered from major sources of noise generation (such as state controlled roads, extractive industries and the airport);
- (d) the majority of new residential estates and individual buildings are designed to respond to climatic conditions and reduce energy consumption; and
- (e) the majority of new premises in urban areas and villages that abut public spaces (pathways, open space) provide for casual surveillance, and active frontages along main streets of villages and town centres.

(3) Desired Environmental Outcome No. 3 - Economic Sustainability

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) no loss of good quality agricultural land from new development, in accordance with State Planning Policy 1/92;
- (b) sufficient business and industry land available to satisfy demand;
- (c) a Centres hierarchy reflecting the Strategic Plan provisions is maintained;
- (d) an increase in the diversity of the tourism base; and

- (e) all noise sensitive uses are located outside of, or adequately buffered within, identified Extractive Industry Resource Buffer Areas or nominated Haulage Route Buffers.

(4) Desired Environmental Outcome No. 4 - Transport and Accessibility

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) a logical public transport, road and cycleway hierarchy in accordance with the staged implementation of the identified Road Hierarchy and Council's Bikeways Plan that meets the transport demands of the land use pattern provided for by the Planning Scheme, and which supports the achievement of the modal split targets of the "Integrated Regional Transport Plan";
- (b) an increase in higher density residential accommodation located within walking distance of rail and/or bus interchanges and major Centres;
- (c) no intensification of development for the purposes of noise-sensitive uses inside the 25 ANEF contour of the Sunshine Coast Airport; and
- (d) all new public facilities and services provide access for people with reduced mobility, such as the very young, the aged, people with permanent or temporary physical and/or intellectual disabilities, and parents with strollers.

(5) Desired Environmental Outcome No. 5 - Community and Cultural Development

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) community facilities developed within each urban locality and that serve the needs of the local community;
- (b) an increase in the proportion of dwellings in urban areas within walking distance of useable open space and other local community facilities; and
- (c) a diversity of housing types which reflects socio-economic characteristics of the Shire's residential population.

(6) Desired Environmental Outcome No. 6 - Urban Design, Heritage and Character

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) maintenance of the townscape and landscape character of the various localities within the Shire;
- (b) infill in, and expansion of, coastal settlements by development which reflects a subtropical landscape character; and

1. INTRODUCTION

- (c) no, or only minimal, loss of any buildings, structures or places identified as having heritage significance.

(7) Desired Environmental Outcome No. 7 - Development Infrastructure

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) full costs of "hard" infrastructure provided to serve new communities is recovered;
- (b) development that is consistent with the Priority Infrastructure Plan; and
- (c) all new premises being provided with a reticulated or other reliable potable water supply and a reticulated or other ecologically sustainable effluent treatment and disposal system.

2. USING THE PLANNING SCHEME

2.1 Contents of the Planning Scheme

2.1.1 Volumes 1 to 6

- (1) This volume (Volume 1) comprises:
- (a) an explanation of the background to the Planning Scheme and the approaches used in the Planning Scheme;
 - (b) Performance indicators by which the effectiveness of the Planning Scheme in achieving the desired environmental outcomes will be measured;
 - (c) guidance in the use of the Planning Scheme;
 - (d) a dictionary of terms used throughout the scheme;
 - (e) Tables of Development Assessment;
 - (f) particular requirements for heritage conservation;
 - (g) the Planning Scheme's administrative provisions;
 - (h) provision for the designation of land for community infrastructure.
- (2) Volume 2 comprises the Strategic Plan which sets out:
- (a) the Vision and desired environmental outcomes (DEOs) for the Shire as a whole; and
 - (b) the broad, Shire-wide measures (including objectives and implementation criteria) by which the desired environmental outcomes are intended to be implemented.
- (3) Volume 3 comprises the statements of desired character and intent for each of the Planning Areas and Precincts, and Precinct Classes, into which the Shire is divided for the purposes of this Planning Scheme.
- (4) Volume 4 comprises the Planning Scheme codes.
- (5) Volume 5 comprises Structure Plans for declared master planned areas identified as requiring more detailed guidance in respect to planning and infrastructure outcomes. Structure Plans provide a largely self contained planning framework for each master planned area and to the extent provided for in Section 2.6 (Structure Plans), prevail over the provisions contained in the other volumes of the planning scheme.
- (6) Volume 6 comprises the Priority Infrastructure Plan

2.1.2 Appendices

- (1) The Planning Scheme is supported by Planning Scheme Policies which Council may adopt from time to time in accordance with the relevant provisions of the Act and are appended to this scheme.

2.1.3 List of Maps

- (1) The maps included in this Planning Scheme are:

in Volume One:

- (a) the **Planning Area and Precinct Map 1.1** showing Planning Areas, Precincts and Precinct Classes;

in Volume Two:

- (b) the **Strategic Plan Map 2.1** showing the preferred dominant land use areas and related elements having Shire-wide significance referenced in Volume 2;
- (c) Cane Tramways;
- (d) the **Road Hierarchy Map** showing the logical system of roads and streets throughout the Shire referenced in Volume 2;

in Volume Three:

- (e) the **Planning Area and Precinct Maps 1-30** referenced in Volume 3;

in Volume Five:

- (f) Maroochydore PAC Master Planned Area Maps 5.1 to 5.17 referenced in Volume 5;

in Volume 6:

- (g) Priority Infrastructure Area Map referenced in Volume 6;
- (f) Plans for Trunk Infrastructure Maps referenced in Volume 6.

- (2) The following **regulatory maps** in this Volume are:

- (a) No. 1.1 showing Nature Conservation Management Areas;
- (b) No. 1.2 showing Waterways, Wetlands and Fish Habitat Areas :
 - 1 of 2 showing Waterways,
 - 2 of 2 showing Wetlands and Fish Habitat Areas;
- (c) No. 1.3 showing Steep and Unstable Land:
 - 1 of 2 showing Landslip Hazard,
 - 2 of 2 showing Steep Land;
- (d) No. 1.4 showing Acid Sulfate Soils Areas;
- (e) No 1.5 showing Flood Prone and Drainage Constraint Areas;
- (f) No 1.6 showing Water Resource Catchment Areas;
- (g) No 1.7 showing Bushfire Prone Areas;
- (h) No 1.8 showing Sunshine Coast Airport:
 - 1 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface,

2. USING THE PLANNING SCHEME

- 2 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface (detail),
 - 3 of 7 showing Sunshine Coast Airport Runway Separation Distances,
 - 4 of 7 showing Sunshine Coast Airport Aviation Facility Sensitive Areas,
 - 5 of 7 showing Sunshine Coast Airport Existing Noise Affected Areas,
 - 6 of 7 showing Sunshine Coast Airport Possible Future Noise Affected Areas,
 - 7 of 7 showing Sunshine Coast Airport Safety Areas; and
- (i) No. 1.9 showing Extractive and Mineral Resource and Buffer Areas.
- (j) and the **Designated Bushfire Prone Land in Building Areas** (Figure 2.1.6) in Volume 4 – Planning Scheme Codes;
- (4) Several of the codes and other Planning Scheme provisions also include various figures and diagrams which illustrate, explain or present intended development outcomes.
- (5) While every care is taken to ensure the accuracy of this product, neither the Maroochy Shire Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason. All maps, regulatory maps, figures and diagrams contained in this Planning Scheme are Crown Copyright Reserved and Council Copyright Reserved.
- ### 2.2 Explanation of the Way the Shire is Divided for the Purposes of this Planning Scheme
- (1) This Planning Scheme is intended to recognise and be responsive to the individual character and needs of the many different localities which exist across the Shire. Accordingly, the Shire has been divided geographically into Planning Areas, each of which is further divided into Precincts.
- (2) The Shire is divided into Planning Areas as shown on the Planning Area and Precinct Map (refer Map 1.1 in Volume 1). The Planning Areas have been defined on the basis of previously undertaken local area planning, the dominant established and preferred future land use pattern, broad landscape character, and major physiographical and biological systems. These Planning Areas provide a link to the Strategic Plan through setting each area's context and role within the Shire.
- (3) Each Planning Area is further divided into Precincts, also shown on the Planning Area and Precinct Maps (Maps 1 - 30 in Volume 3). The Precincts have been defined on the basis of previously undertaken local area planning, the distribution of existing and preferred future land uses, landscape/townscape character considerations, transport networks, community views and values and environmental systems and values.
- These Precincts establish each locality's context and role within the Planning Area, and the desired future local character.
- (4) Proposals for impact assessable development will be assessed against the statements of desired local character (made up of the Location and Role, Vision Statement and Key Character Elements) for the Planning Area and the Statement of Desired Precinct Character for the individual Precinct in which the development site is situated which are set out in Volume 3.
- (5) Proposals for impact assessable development will also be assessed against the Strategic Plan (Volume 2). The detailed local planning provisions in Volume 3, are intended to be based upon and reflective of the general principles in the Strategic Plan. However, it is the Planning Area Provisions in Volume 3 which represent Council's specific planning intent for the relevant localities.
- (6) Where there is no direct inconsistency between Volumes 2 and 3, but merely different or additional outcomes or requirements indicated, Volume 3 constitutes the primary basis for assessment, but all elements of the policy or intent in both Volumes are expected to be satisfied in order that development does not conflict with the Planning Scheme. If the different statements in Volumes 2 and 3 are inconsistent, statements in Volume 3 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 provisions state specific and considered planning intents for identified localities. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions.
- (7) In formulating the local character statements in Volume 3, it was found that while there were many area-specific considerations, there were also considerations that apply to all Precincts of a similar type (eg. the protection of assigned canelands throughout all the cane growing areas of the Shire, or the provision of urban infrastructure services to all of the Shire's urban residential neighbourhoods).

To minimise repetition, it was decided to group into classes the various individual Precincts by broad land use type and intensity for the purposes of:

- (a) determining development assessment requirements for material change of use (Tables 4.1 to 4.8 in this Volume of the Planning Scheme); and
- (b) identifying common elements of desired character (part 1 of Volume 3 of this Planning Scheme refers).
- (8) Each Precinct falls within one of the following classes:

Rural	Sustainable Cane Lands Sustainable Horticultural Lands Sustainable Pastoral Lands Water Resource Catchment Area General Rural Lands
Residential	Hillslope Residential Neighbourhood Residential Mixed Housing Multi-storey Residential Sustainable Rural Residential
Centre	Town Centre Core Town Centre Frame Village Centre Local Centre
Industry	Core Industry Business and Industry
Other	Special Purpose Master Planned Community

- (9) (a) Additionally, it was recognised that the Shire contains a wide range of environmental values that cross Planning Area and Precinct boundaries.. These features of the Shire’s environment have been identified through Special Management Areas (SMAs). The types of SMAs are defined in section 6 of this Volume.
- (b) The SMAs also provide the basis of determining development assessment requirements.
- (c) Proposals for impact assessable development in a SMA will be also assessed in terms of the likely impacts of the proposed development on the values associated with the particular SMA, including cumulative impacts, how these values will be protected or otherwise managed and any other relevant issues.

2.3 Roads, Waterways and Reclaimed Land

- (1) If a road, waterway or reclaimed land in the local government area is not shown as being covered by a Precinct on the Planning Area maps, the following applies:

- (a) If the road, waterway or reclaimed land is adjoined on both sides by land in the same Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land;
- (b) if the road, waterway or reclaimed land is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land and the centre line of the road or waterway is the boundary between the two Precincts;
- (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a Precinct, the entire road, waterway or reclaimed land has the same Precinct allocation as the adjoining land that has the Precinct allocation.

- (2) To remove any doubt, it is declared that subsection (1) also applies to a closed road if the road is closed after the commencement of Planning Scheme.

2.4 Assessment Levels

- (1) The Planning Scheme identifies self assessable, code assessable and impact assessable development through:
 - (a) Tables of Development Assessment for material change of use in Precinct Classes and Supplementary Tables of Development Assessment for individual Precincts (section 4 of this Volume);
 - (b) Tables of Development Assessment for other development (section 5 of this Volume); and
 - (c) Tables of Development Assessment for material change of use and other development in Special Management Areas (section 6 of this Volume).
- (2) If a development proposal is identified as having a different assessment level under any of the Tables mentioned above, the higher assessment level applies.
- (3) Where the site of a development proposal is included within two or more Precincts, the higher level of assessment applies to the whole of the proposal.
- (4) Where the site of a development proposal is included partly within a SMA, the higher level of assessment applies to the whole of the proposal.

2.5 Exempt Development

- (1) For the purposes of this Planning Scheme, exempt development includes²:
 - (a) Development that is not identified as self assessable or assessable in the Tables of Development Assessment for other development in section 5 or section 6 of this Volume;
 - (b) Development in a Special Purpose Precinct for which there is no Supplementary Table of Development Assessment for the purpose stated

² Exempt development also includes that identified as exempt in Schedule 9 of the Integrated Planning Act and that which is made exempt under the Telecommunications Act 1997.

2. USING THE PLANNING SCHEME

- in the name of that particular Precinct, if involving no building work or only minor building work;
- (c) Local utilities (other than on land which abuts a State Controlled Road);
 - (d) Park;
 - (e) State forestry;
 - (f) the removal of extractive materials authorised by the Local Government Act;
 - (g) maintenance or interim emergency repair work on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme.
- (viii) Section 4.8 (Code for Bed and Breakfast Accommodation);
 - (ix) Section 5.1 (Code for Town and Village Centres);
 - (x) Section 5.2 (Code for Local Centres and General Stores);
 - (xi) Section 6.1 (Code for Industries in Urban Areas);
 - (xii) Section 6.3 (Code for Extractive Industry); and
 - (xiii) Section 7 (Local Area Codes).

2.6 Structure Plans

2.6.1 Maroochydore Principal Activity Structure Plan

- (1) The Maroochydore Principal Activity Structure Plan (Maroochydore PAC Structure Plan) applies to land identified on the Maroochydore Planning Area and Precincts Map (Planning Area No.1 – Maroochydore) as the Maroochydore PAC Master Planned Area.
 - (2) In addition to Volume 5 (Structure Plans), the following provisions of the Planning Scheme apply to the Maroochydore PAC Master Planned Area:-
 - (a) this Volume (Administration and Assessment Requirements) except for:-
 - (i) the administration definitions in Section 3.2 (Administrative Definitions) for the terms defined in the Maroochydore PAC Structure Plan;
 - (ii) the assessment tables and related provisions contained in Section 4 (Assessment of Material Change of Use in Precinct Classes), Section 5 (Assessment of Other Forms of Development) and Section 6 (Assessment of Development in Special Management Areas); and
 - (iii) Section 7 (Particular Requirements for Places Having Cultural Heritage Significance);
 - (b) Volume 2 (Strategic Plan);
 - (c) Volume 4 (Planning Scheme Codes) except for:-
 - (i) Section 2.1.1 (Code for Nature Conservation and Biodiversity);
 - (ii) Section 2.1.4 (Code for Development on Steep or Unstable Land);
 - (iii) Section 2.1.5 (Code for Development in Water Resource Catchment Areas);
 - (iv) Section 2.1.6 (Code for Development in Bushfire Prone Areas);
 - (v) Section 2.1.8 (Code for the Protection of Extractive Resources);
 - (vi) Section 3 (Codes for Rural Development and Use);
 - (vii) Section 4.5 (Code for the Development and Use of Caravan and Relocatable Home Parks);
- (d) the Planning Scheme Policies in the Appendices.
 - (3) The provisions of the Maroochydore PAC Structure Plan prevail over other provisions of the planning scheme to the extent of any inconsistency.
 - (4) While the remaining part of the Maroochydore Planning Area is generally not intended to be subject to the provisions of the Maroochydore PAC Structure Plan, the Maroochydore PAC Structure Plan does identify some infrastructure corridors and connections on land adjoining the Maroochydore PAC Master Planned Area that are required to provide for the integrated development of the Maroochydore Planning Area and the Maroochydore PAC Master Planned Area. In such cases, the provisions of the Maroochydore PAC Structure Plan are applicable to the assessment of development in the remaining part of the Maroochydore Planning Area.

2.7 Priority Infrastructure Plan

2.7.1 Preliminary

- (1) The *Sustainable Planning Act 2009* seeks to ensure infrastructure is supplied in a coordinated, efficient and orderly manner, encouraging urban development in areas where adequate infrastructure exists or can be provided efficiently.
- (2) The integration of land use planning and infrastructure planning is achieved through the priority infrastructure plan.

2.7.2 Purpose of the priority infrastructure plan

The purpose of the priority infrastructure plan is to:

- (a) integrate and coordinate land use planning and infrastructure planning; and
- (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

2.7.3 Application of the priority infrastructure plan

The priority infrastructure plan applies to a development application made to the Council after the commencement of the priority infrastructure plan.

3. INTERPRETATION

3.1 Overview

- (1) Where any term is not defined in this Planning Scheme but is defined by the Integrated Planning Act³ or other relevant Act, the term has the meaning given it by that Act.
- (2) Where there is any question about the definition of any use, the definition of that use shall be as determined by Council in its role as “assessment manager” having regard to the nature and scale of the activities involved and their actual or potential impacts on the surrounding area.
- (3) Where footnotes appear in the Planning Scheme, they provide explanatory information only and do not form part of the Planning Scheme. Reference should be made to any source document cited in any footnote for further or better details of the information provided.

3.2 Administrative Definitions

To assist the understanding of the use definitions and other provisions of the Shire Plan this Planning Scheme, the following terms are considered to have the meanings set out below.

“**the Act**” means the *Integrated Planning Act* or subsequent equivalent Act;

“**Acceptable measures**” in the Planning Scheme codes, present one means by which the applicable performance criteria can be met. The measures are mandatory for self-assessable development, and preferred by Council for assessable development;

“**Acoustic environment**” has the meaning given to it under the *Environmental Protection (Noise) Policy 1997*.

“**Ancillary activity**” refers to a subordinate activity which is associated with the main activity on the site;

“**Applicable infrastructure charging instrument**” means a planning instrument or Council resolution specifying a charge for the supply of trunk infrastructure;

“**Best management practice**” refers to the management of any land use activity involving:

- the temporary or ongoing working of land;
- earthworks or other altering of landform;
- disturbance of natural vegetation;
- changes to the quality or quantity of any water resource; or
- the generation of noise or air emissions and waste, so as to avoid or minimise environmental harm through the use of cost-effective measures assessed against those currently used across the State, nationally and internationally for the activity;

“**BCA**” refers to the Building Code of Australia;

“**Bedroom**” means a habitable room designed and constructed or capable of being adapted so as to be suitable for use as a bedroom. This term includes a sewing room, music room, study, computer room or the like;

“**Boundary realignment**” means the adjustment to one or two existing common boundaries between lots without creating any additional lot. The resultant lots must bear a high resemblance to the original lots in terms of shape, size and location. Such changes should involve only a minor alteration to the original lots. A boundary re-alignment is one that seeks to rectify building encroachments and/or the like.

“**Buffer**” refers to an area, structure or physical feature separating a source of environmental impact from an area or use sensitive to such impact. A buffer area may include public park land where the buffer function is incidental to and compatible with the use of that park for other purposes;

“**Building area**” means,

- (a) For determining the slope of a site intended to accommodate a Detached house, Dual occupancy or a Class 10a building of any size, a rectangle measuring 15 metres by 20 metres located on the site outside the required road frontage setbacks;
- (b) For determining slope of a site intended to accommodate any building with external dimensions of generally less than 15 metres by 20 metres, a rectangle measuring 15 metres by 20 metres located on the site outside the required road frontage setbacks;
- (c) For determining the slope of a site intended or likely to accommodate uses or buildings other than as described in (a) and (b) above, the area of the site outside the required road frontage setbacks;

“**Building setback**” refers to a line or lines, fixed by Council, parallel to any boundary of a lot beyond which a building or other structure shall not encroach, and measured as the shortest horizontal distance from the outermost projection of the building or other structure to the vertical projection of the lot boundary;

“**Carport**” refers to a class 10 building providing covered vehicular parking with:

- (a) two sides or more open; and
- (b) not less than one third of its perimeter open.

A side is taken to be open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear lot boundary;

“**Code assessable development**” means “assessable development requiring code assessment” as referred to in the Act;

“**Core frontage**” in Town Centres, refers to the frontage of any lot to an identified street in which pedestrian activity is, or is intended to be, most highly concentrated;

³ For example, the terms included in Schedule 10 of the Act.

⁴ Under the *Environmental Protection (Noise) Policy 1997*, the “acoustic environment”, of a place, is the part of the environment of the place characterised by the noise that may be experienced there.

3. INTERPRETATION

“**Commencement day**” means the day upon which the adoption of the Planning Scheme, or an amendment to the Planning Scheme, by Council is notified in the Gazette or such later day as may be stated in this Planning Scheme (in Part 1 of this Volume);

“**Council**” means the Council of the Shire of Maroochy;

“**Critical habitat**” has the same meaning as in the *Nature Conservation Act 1992*, and includes habitat that is essential for the conservation of a viable population of protected wildlife or community of native wildlife, whether or not special management considerations and protection are required. A ‘critical habitat’ may include an area of land that is considered essential for the conservation of protected wildlife, even though the area is not presently occupied by the wildlife;

“**Cultural heritage significance**” of a place or object, includes its aesthetic, architectural, historical, spiritual, scientific, social or technological significance to the present generation or past or future generations;

“**Development**” has the meaning given to it in the Act⁵;

“**Dwelling unit**” means habitable rooms and other spaces used or intended for use as one self-contained residential unit, comprising at least bathroom, toilet and kitchen facilities, as well as other living and sleeping space to accommodate one or more persons;

“**Dwelling unit factor**” (DUF) means the hypothetical maximum number of dwelling units that is considered desirable to be developed on a site. The DUF is calculated by dividing the area of the site (in square metres) by the applicable site area (in square metres) per dwelling unit specified for the Precinct in which the site is located.

To determine the unit (or bed) yield, the DUF is multiplied by:

- 0.8 for each dwelling unit with three or more bedrooms;
- 1.0 for each two-bedroom dwelling unit;
- 1.3 for each dwelling unit having one bedroom or less;
- 2.0 for each rooming unit; and
- 4.0 for each nursing or dormitory bed;

“**Environmental harm**” has the meaning given to it under the *Environment Protection Act 1994*⁶;

“**Environmental Impact Statement**” (EIS) means a document which may be required to be prepared to support an application for development approval and which includes, in sufficient detail to allow an adequate assessment of the potential environmental impacts and the suitability of proposed mitigation measures:

⁵ In part 3 of chapter 1 of the Act, “development” is defined as being any of the following: (a) carrying out building work; (b) carrying out plumbing or drainage work; (c) carrying out operational work; (d) reconfiguring a lot; (e) making a material change of use of premises.

⁶ Under the *Environmental Protection Act 1994*,

“*Environmental harm*” is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

“*Environmental harm*” may be caused by an activity—

(a) whether the harm is a direct or indirect result of the activity; or
(b) whether the harm results from the activity alone or from the combined effects of the activity and other activities or factors.

- (a) a description of the development proposal;
- (b) a description of the existing environment and its values and significance;
- (c) a statement of the likely impacts of the proposal on the existing environment;
- (d) a statement of the measures to be used to avoid or mitigate adverse impacts; and
- (e) a statement of the means to be used to monitor the effectiveness of the mitigation measures and to respond to accidents, emergencies and other non-conformances, and commonly also includes an Environmental Management Plan;

“**Environmentally sensitive areas**” means:

- (a) land within the Special Management Area for nature conservation shown on Regulatory Map No. 1.1 ; or
- (b) any area of critical habitat, or any area containing or likely to contain threatened species (flora or fauna) as defined in the *Nature Conservation Act 1992*; or
- (c) any area containing or likely to contain protected or threatened communities, or species or known habitat of such species as defined by the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*; or
- (d) an area declared to be of high nature conservation value or vulnerable to land degradation under the *Vegetation Management Act 1999*; or
- (e) any area that is part of a linkage/corridor which has importance at the local, district or regional level (eg. linkages between core vegetation remnants of conservation significance); or
- (f) any land which adjoins an area of conservation or biodiversity significance that is identified in the Planning Scheme of another local government;

“**Environmental Management Plan**” (EMP) means a document which may be required to be prepared to support a development application, or as a condition of development approval, which describes, for the design, construction and operation of the premises and for emergency situations:

- (a) what acceptable levels of environmental impact are intended to be achieved or maintained;
- (b) how it is proposed to avoid or minimise risks of serious or material environmental harm or nuisance;
- (c) who is responsible for implementing the management measures;
- (d) what monitoring and reporting will be undertaken; and
- (e) when actions will be taken;

“**Environmental nuisance**” has the meaning given to it under the *Environment Protection Act 1994*⁷;

“**Environmental value**” is a quality or physical characteristic of the environment, or part of the environment, that is conducive to ecological health or public amenity or safety;

“**EPP (noise) Environmental values**” has the meaning given under the *Environmental Protection (Noise) Policy 1997*⁸;

“**Existing**” in relation to a use, building, other structure or premises, means a use, building, other structure or premises that was lawfully in existence, or approved, immediately before the commencement day. Whether any such use, building, other structure or premises remains lawful at any given time shall be determined in accordance with the relevant provisions of the Act;

“**Existing or approved future local centre**” means land in a Centre Precinct, or where in any other Precinct:

- land developed for commercial and/or community use and recognised as a Centre in the statement of desired character for the Precinct in which the land is situated; or

⁷ Under the *Environmental Protection Act 1994*, “*Environmental nuisance*” is unreasonable interference or likely interference with an environmental value caused by—(a) noise, dust, odour, light; or (b) an unhealthy, offensive or unsightly condition because of contamination; or (c) another way prescribed by regulation.

⁸ Under the *Environmental Protection (Noise) Policy 1997*, the “*environmental values*” to be enhanced or protected are the qualities of the acoustic environment that are conducive to—
(a) the wellbeing of the community or a part of the community, including its social and economic amenity; or
(b) the wellbeing of an individual, including the individual’s opportunity to have sleep, relaxation and conversation without unreasonable interference from intrusive noise.

- land approved for Centre use in a Local Area Structure Plan, Plan of Development or preliminary approval;

“**Flood prone land**” means that land which is below the 100 year Average Recurrence Interval (ARI) flood level of the Maroochy, Mary and Mooloolah Rivers, their tributaries and any other permanently running waterway in the Shire;

“**Floodway**” for the purposes of the special management area assessment tables and the Integrated Water Management Code, has the meaning given to it in State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;

“**Forestry Management Plan**” a plan prepared by a proponent of forestry activities which details the nature and extent of forestry activities and has been prepared in accordance with industry standards and relevant State government advice;

“**Gross floor area**” means the sum of the plan areas (inclusive of all walls, columns and balconies whether roofed or not) of all storeys of a building or buildings, except for:

- (a) the areas at any topmost storey of lift motor rooms or air conditioning or other mechanical or electrical plant and equipment rooms;
- (b) the area of that part of any private balcony whether roofed or not and accessible only from one dwelling or rooming unit, where the combined area of such balconies does not exceed 25% of the maximum allowable gross floor area of the building;
- (c) the area of any public lobby at ground storey level;
- (d) the area of any public mall, covered public walkways, or public toilets in a shopping complex;
- (e) the areas at any ground storey level or any level below ground storey level of all space used or intended for use for the parking and manoeuvring of motor vehicles where the parking is incidental to and necessarily associated with the use of the premises;

“**Ground level**” means:

- (a) the ground level of the lot on the day the first plan of survey showing the lot was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface or probable natural ground surface decided by the assessment manager or private certifier;

“**Ground storey**” means the storey which has its floor level closest to ground level at the time the construction of the building was completed, measured at the middle of the front wall of the building;

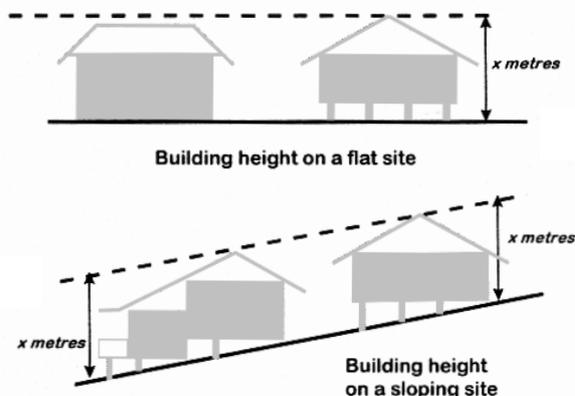
3. INTERPRETATION

“Habitable room” means a room that is designed, constructed or adapted for the activities normally associated with domestic living, and:

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, and the like; and
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods;

“Hazardous materials in bulk” for the purposes of the Integrated Water Management Code, has the meaning given to it in State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;

“Height”, in relation to a building or other structure, refers to the total height of that building or other structure measured (in metres or metres and storeys) from ground level (as illustrated below). Such measurement excludes any shade structure for a car park where that structure does not exceed 2 metres in height above the maximum height specified for the use in the precinct or any non-load bearing aerial or antenna attached to a building, but includes other projections such as architectural features, satellite dishes, advertising signs, and lift motor rooms;



“Hinterland village centres” refers to the village centres at Buderim, Woombye, Palmwoods, Yandina, Eumundi and Kenilworth;

“Impact assessable development” means “assessable development requiring impact assessment” as referred to in the Act;

“Initial on-site processing” in relation to forestry activities, means the delimiting, debarking, milling and chipping of harvested logs into sawn timber and other products by a temporary mill located on the site and the air drying of such products. It does not include additional value adding of the timber such as but not limited to preservative treatment, charcoal production and commercial product manufacture or kiln drying of the timber;

“Integrated” where applied to the development of premises, means premises which combine different uses and/or buildings that are planned, designed and built (either at one time or staged) to incorporate common and/or related siting, design and/or construction elements;

“Kitchen” means a habitable room that is designed and constructed, or capable of being adapted, to be used for the preparation of food;

“Lake” includes a lagoon, swamp, marsh or other natural collection of water, whether permanent or intermittent, also includes an artificial lake or dam which is being created for the purposes of recreation, amenity, on-site water supply, flood retardation or as part of a water quality management system. The term does not include the creation of a dam for rural purposes, that is made exempt in Section 13(a) of Part 3 of Schedule 8 of the Integrated Planning Act;

“Landscape and recreation area”, means:

- (a) any area used as any one or more of the following:
 - (i) lawn, garden, rockery, pathway, hedge or other landscaping;
 - (ii) a swimming pool;
 - (iii) a tennis court;
 - (iv) a children’s play area, sand pit or the like;
 - (v) an entertainment or recreation area, whether or not it includes barbecues, refreshment tables or the like;
 - (vi) a balcony, courtyard, deck or verandah not provided solely or mainly for access from one part of the premises to another part;
 - (vii) a roof top terrace; and
- (b) where such area is provided at ground level, or ground storey level where the premises are used exclusively for residential purposes; and
- (c) which is not also provided or used as an area for any-
 - (i) vehicle parking or standing;
 - (ii) vehicle access or movement;
 - (iii) building;
 - (iv) refuse bin pad or shelter;
 - (v) incinerator;
 - (vi) vehicle and gardening maintenance; or
 - (vii) other caretaking or handyman facilities;

“Landscaping”, as “operational work” to which the provisions of this Planning Scheme apply, means the treatment of premises for the purposes of protecting and/or enhancing any or all of the environmental

values, appearance, and comfort and use of public or communal land by way of any one or more of:

- (a) the planting of trees, hedges, shrubs or grass, together with the provision of any irrigation works;
- (b) the laying out of lawns, gardens, hedges, courtyards, or similar open or semi-open spaces;
- (c) the formation of banks, terraces, lakes or gardens;
- (d) the provision of paving or edging for decorative or aesthetic purposes;
- (e) the erection of screen or decorative fences or walls, pergolas, trellises or similar outdoor structures;
- (f) the installation of lighting, interpretive signage, fountains, pools or outdoor furniture;
- (g) the placement of statues, sculpture or other art for decorative purposes; and may include the incorporation of existing vegetation, water-bodies, landforms, and decorative structures.

“**Local Area Structure Plan**” means a schematic plan of an emerging/“greenfields” urban development or rural residential development area showing a conceptual layout of future major land uses, open space, roads, drainage and other infrastructure for the locality as approved by Council. Such a Structure Plan is intended to provide the site planning and design framework for

future lot reconfiguration, together with any associated operational work, in the locality and is generally intended to be a component of a preliminary approval for development in such an area;

“**Material change of use**”⁹ has the meaning given in the Act;

“**Minor building work**” means either:

- (a) for any Residential use - building work which results in an increase in gross floor area of an existing premises by no more than 50 m²; or
- (b) for any other use - building work which results in an increase in gross floor area of an existing premises by no more than 50 m² or 10% of the existing gross floor area, whichever is the lesser;

“**Minor Quantities of Dangerous Goods**” refers to the storage, handling, use or production of dangerous goods as mentioned in the Australian Code for the Transport of Dangerous Goods by Road and Rail (ADG Code), and flammable and combustible liquids, where:

- (a) The storage, use or production of dangerous goods included in Classes 1, 2, 4, 5, 6, 8 and 9 of the ADG Code involves:
 - (i) quantities less than those specified in the table below:

Class	Type	Quantity litres/kilograms
Class 1	Explosives	25 kg/litres
Class 2.1	Flammable gases other than LPG	2,000 litres
Class 2.2	Non-flammable gases	20,000 litres
Class 2.2(5)	Non-flammable oxidising gases	2,000 litres
Class 2.3	Poisonous gases	100 litres
Class 4.1	Flammable Solids	
	a) Packaging Group I	250 kg/litres
	b) Packaging Group II	2,000 kg/litres
	c) Packaging Group III	5,000 kg/litres
Class 4.2	Spontaneously combustible solids	
	a) Packaging Group I	125 kg/litres
	b) Packaging Group II	1,000 kg/litres
	c) Packaging Group III	2,500 kg/litres
Class 4.3	Dangerous when wet solids	
	a) Packaging Group I	250 kg/litres
	b) Packaging Group II	2,000 kg/litres
	c) Packaging Group III	5,000 kg/litres
Class 5.1	Oxidising agents	
	a) Packaging Group I	1,250 kg/litres
	b) Packaging Group II	10,000 kg/litres
	c) Packaging Group III	25,000 kg/litres

⁹ In part 3 of chapter 1 of the Act, “material change of use” is defined as: “(a) the start of a new use of the premises; or (b) the re-establishment on the premises of a use that has been abandoned; or (c) a material change in the intensity or scale of the use of the premises.”

3. INTERPRETATION

Class	Type	Quantity litres/kilograms
Class 5.2	Organic Peroxides	
	a) Packaging Group I	125 kg/litres
	b) Packaging Group II	1,000 kg/litres
	c) Packaging Group III	2,500 kg/litres
Class 6.1(a)	Poisonous substances	
	a) Packaging Group I	250 kg/litres
	b) Packaging Group II	2,000 kg/litres
	c) Packaging Group III	5,000 kg/litres
Class 6.1(b)	Harmful substances	
	a) Packaging Group I	1,250 kg/litres
	b) Packaging Group II	10,000 kg/litres
	c) Packaging Group III	25,000 kg/litres
Class 6.2	Infectious substances	100 kg/litres
Class 8	Corrosives	
	a) Packaging Group I	1,250 kg/litres
	b) Packaging Group II	10,000 kg/litres
	c) Packaging Group III	25,000 kg/litres
Class 9	Miscellaneous dangerous substances	25,000 kg/litres

- (ii) provided that the aggregate quantity of all such dangerous goods on the site at any one time:
 - in the case of liquids, does not exceed 50,000 litres; or
 - in the case of dangerous goods other than liquids, does not exceed 50,000 kilograms; or
 - in the case of both liquids and other dangerous goods, where the total number of litres and kilograms is added together does not exceed 50,000.
- (b) The storage, use or production of liquefied petroleum gas, flammable liquids included in Class 3 of the ADG Code and/or combustible liquids as defined in *Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids*, both as amended from time to time, involves:
 - (i) quantities of gas or liquid stored (as indicated by the design capacity of the storage system) or intended to be stored above ground less than the quantities specified in the Table following
 - (ii) provided that the aggregate quantity of all such types of gas and liquid stored or intended to be stored below ground is less than 250,000 litres;

Class	Type	Quantity
Class 2.1	Liquefied petroleum gas	8,000 litres
Class 3.1	Flammable liquids	2,500 litres
Class 3.2	Flammable liquids	5,000 litres
None specified	Combustible liquids	10,000 litres

- (c) The storage of any quantity of liquefied petroleum gas and flammable and combustible liquids where the storage is for part of the lawful use of the premises for the purposes of a major utility or local utility or Service station.

For the purposes of this definition, “Packaging group” is a categorisation of dangerous goods for packaging purposes, recommended by the United Nations Committee of Experts on the Transport of Dangerous Goods, according to the degree of danger they present as follows:

- (a) Great danger - Packaging Group I
- (b) Medium danger - Packaging Group II
- (c) Minor danger - Packaging Group III;

“Mixed use building” means premises in which residential uses are integrated with commercial or other uses;

“New premises” includes extensions or alterations to existing premises;

“**Noise sensitive place**” has the meaning given to it under the *Environment Protection (Noise) Policy 1997*¹⁰. The definition also includes any residential use that may not be covered under the definition given by the *Environment Protection (Noise) Policy 1997*;

“**Performance criteria**” in the Planning Scheme codes, are the prescribed standards which development and use is required to achieve to Council’s satisfaction;

“**Perimeter of a wetland**” is defined as the outer limit of the fluctuating water level of a wetland, characterised by either live or dead wetland vegetation and hydric soil types that are seasonally inundated or seasonally waterlogged.

“**Place**” means site, area, building or other work such as landscapes, a group or groups of buildings or other works, together with any associated contents and surroundings;

“**Plan of development**” means a plan which is referred to in the conditions of a development approval as having been approved by Council and which shows the development approved on the site. The term includes any map, diagram, section, detail, schedule or drawing shown or endorsed on, or attached to the plan which may limit, condition or otherwise describe the development;

“**Planning Scheme area**” includes the whole of the Shire of Maroochy;

“**Plot ratio**” is the ratio between the gross floor area of the building or buildings and the overall area of the lot or lots on which the building is, or the buildings are, sited;

“**Priority Infrastructure Plan**” means the *Priority Infrastructure Plan* contained in Volume 6 of the Planning Scheme;

“**Protected estate**” means any protected area to which the Nature Conservation Act 1992 applies and includes national parks (scientific), national parks (Aboriginal land), national parks (Torres Strait Islander land), conservation parks, resources reserves, nature refuges, coordinated conservation areas, wilderness areas, World Heritage management areas and international agreement areas; as well as any area protected under other State legislation primarily for its conservation significance and any Council owned or managed area of conservation or bushland park managed primarily for its conservation significance;

“**Rail corridor land**” has the meaning given to it under the *Transport Infrastructure Act 1994*¹¹.

“**Reconfiguring a lot**” has the meaning given in the Act¹²;

¹⁰Under the *Environment Protection (Noise) Policy 1997*, “*Noise sensitive place*” means any of the following places— (a) a dwelling; (b) a library, childcare centre, kindergarten, school, college, university or other educational institution; (c) a hospital, surgery or other medical institution; (d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the *Nature Conservation Act 1992*; (e) a marine park under the *Marine Parks Act 1982*; (f) a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.

¹¹ Under the *Transport Infrastructure Act 1994*, “**Rail corridor land**” means existing rail corridor land or new rail corridor land.⁹⁵

“**Relocatable home**” means a habitable structure, that is factory assembled or built in components and assembled on-site and capable of being transported by trailer or other vehicle, for which building approval has been granted on an approved site for accommodation purposes. Such structures may be fitted with wheels at the point of manufacture but only for the purpose of transport to the site on which it is to be located;

“**Riparian vegetation**” or “**Waterway vegetation**” refers to the vegetation along a waterway which has species and a character dependent on a close location to and interaction with the waterway system. Typical species of riparian vegetation in Maroochy Shire may include but not be limited to:

- Eucalyptus tereticornis Queensland Blue Gum,
- Eucalyptus grandis Flooded Gum,
- Waterhousea floribunda Creek Lilly Pilly,
- Flindersia schottiana Bumpy Ash,
- Backhousia myrtifolia Carrol,
- Araucaria bidwilli Bunya Pine,
- Archontophoenix cunninghamana Piccabeen Palm;

“**Roof top terrace**” means space, on the roof of a building, used or intended for use for recreational purposes where such space:

- contains no habitable rooms;
- is open to the sky for at least 50% of its area;
- has no structure, including balustrading and railings, within 3 metres of the perimeter of the building edge at that level;
- other than for any bathroom, shower room, toilet or storage room facility, is not enclosed by any wall having a height of more than 1.5m;

¹² Under part 3 of chapter 1 of the Act, “**reconfiguring a lot**” means: “(a) creating lots by subdividing another lot; or (b) amalgamating 2 or more lots; or (c) rearranging the boundaries of a lot by registering a plan of subdivision; or (d) dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years) rendering different parts of a lot immediately available for separate disposition or separate occupation; or (e) creating an easement giving access to a lot from a constructed road.

3. INTERPRETATION

“**Rooming unit**” means any part of a building used or intended for use to accommodate one or more persons, but which does not include a kitchen;

“**Shopping Complex Master Plan**” means a schematic plan approved by Council showing a conceptual layout of future retail and other associated land uses of a shopping complex and the co-ordination of pedestrian and vehicular access, carparking, drainage facilities and landscaping. The Master Plan is intended to provide the site planning and design framework for the shopping complex and is intended to be a component of a preliminary approval for development in such an area;

“**Significant Vegetation**” means one or both of the following:

- (a) vegetation within “Environmentally sensitive areas”; and/or
- (b) vegetation which contains or is likely to contain species noteworthy in terms of geographic distribution and vegetation with historic or cultural association, recreational, scientific or educational value, habitat importance, land protection functions or structural and visual buffer qualities;

“**Site**” means any land on which development is carried out or is proposed to be carried out whether such land comprises:

- (a) the whole of any one lot, or parcel of land;
- (b) only part of one lot;
- (c) more than one lot where each lot is contiguous with the other or another lot; or
- (d) conjointly used lands which are not adjoining lands;

and which, in rural areas, may be a farm holding, operated by the same land holder, comprising one lot or more than one lot (whether or not contiguous) which is or are for Council’s rating purposes treated as a single property;

“**Site cover**” means the proportion of the site covered by buildings, fixed structures or outdoor storage areas, but does not include unroofed car parking areas; where the area covered by buildings or other structures is measured to coincide with the outer limits of the building or structure that is above the level of the adjoining ground;

“**Slope**” means the slope of the *building area*, determined as follows:

- (i) where the *building area* has one predominant slope, that slope,
- (ii) where the *building area* has more than one predominant slope, the average of all predominant slopes, provided that:
 - the slope shall be determined to the nearest whole number; and
 - the predominant slope shall be measured perpendicular to the contours of the *building area* and calculated as follows:

Predominant Slope (%) = $(x \div y) \times 100$

where:

‘x’ is the change in elevation, in metres, (highest point - lowest point) of the building area,
‘y’ is the distance, in metres, in a straight line between the highest point and the lowest point of the building area.

Refer to the ‘Instructions for determining slope’ for an explanation.

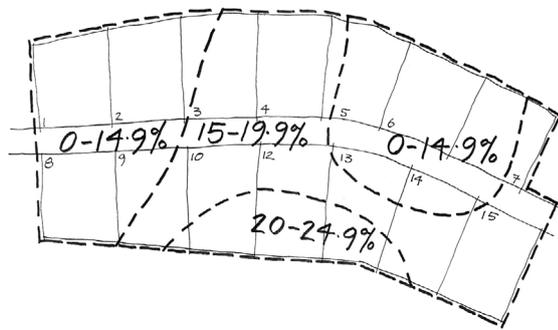
INSTRUCTIONS FOR DETERMINING SLOPE:

STEP 1: Prepare a *slope analysis* which identifies slope categories over the site, as follows:

- up to 15%
- 15% or more but less than 20%
- 20% or more but less than 25%
- 25% or more

STEP 2: Where reconfiguring a lot, overlay the proposed subdivision layout (refer figure 1.1).

Figure 1.1: Example Slope Analysis (not to scale)



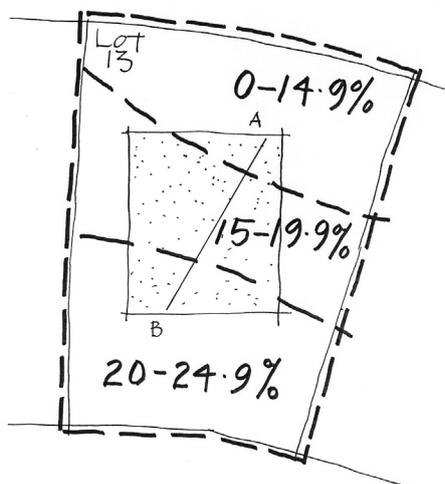
STEP 3: Determine slope:

- Lots or sites which fall entirely within one slope category, eg. Lots 1, 2, 4, 6, 8 and 15, are assigned the slope of that category, ie. 0-14.9%.

OR

- Where lots or sites fall within more than one slope category, determine the building area (refer to definition).

Figure 1.2: Slope Categories for Calculating Building Area



STEP 4: Building areas which fall entirely within one slope category are assigned the slope of that category.

STEP 5: Building areas which fall within more than one slope category, as illustrated in figure 1.2, are determined by calculating the predominant slope of the *building area*

- The predominant slope is measured perpendicular to the contours of the *building area* and calculated as follows, and as illustrated in figure 1.3:

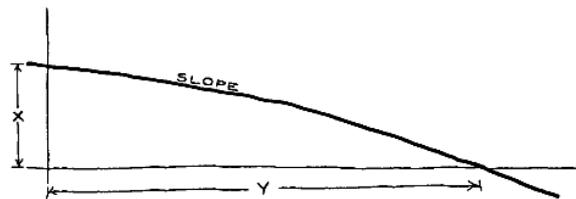
$$\text{Predominant Slope (\%)} = (x \div y) \times 100$$

where:

‘x’ is the change in elevation, in metres, (highest point to lowest point) of the *building area*, and

‘y’ is the distance, in metres, in a straight line between the highest point (A) and the lowest point (B) of the *building area*

Figure 1.3: Cross Section of predominant slope of building area



- Where the building area has more than one predominant slope, ie. a knoll or a gully, the average of the predominant slopes shall apply

“Slope Analysis” means a diagram prepared by a licensed surveyor representing the slope of the site indicating the slope of the site in the following slope categories:

- up to 15%;
- 15% or more but less than 20%;
- 20% or more but less than 25%;
- 25% or more;

“Special Management Area” means a layer in the Planning Scheme based on areas, places or sites having special attributes that may:

- make those areas, places or sites sensitive to the effects of development; or
- may constrain development due to an environmental hazard or the value of a resource;

“Storey” means a space within a building which is situated between one floor level and the floor level next above, including a mezzanine level, or if there is no floor level above, the ceiling or roof above, but not:

3. INTERPRETATION

- (a) a space that contains only:
- (i) a lift shaft, stairway or meter room; or
 - (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
 - (iii) lift motor, air conditioning or other mechanical or electrical plant at roof top level; or
 - (iv) accommodation intended for not more than 3 vehicles; or
 - (v) a basement carpark where any part of the ceiling is not higher than 1.0 metre above ground level; or
 - (vi) a combination of the above; or
- (b) a roof top terrace;

‘to the satisfaction of Council’ means, where applicable, to the satisfaction of a Council officer with relevant delegated responsibility;

‘Tidal land’ includes reefs shoals, and other land permanently or periodically submerged by waters subject to tidal influence;

‘Townscape significance’ of a building, other structure or premises, refers to its aesthetic, visual and/or architectural value to the attractive appearance and sense of place of the street or locality in which it is situated;

‘Vegetation clearing’ for the purposes of the special management area assessment tables, the Integrated Water Management Code and the Code for Development on Steep or Unstable Areas, has the meaning given to it in State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide¹³;

‘Waterbody’ includes a lake and waterway;

‘Watercourse’ has the same meaning as in the *Water Act 2000* and means a river, creek or stream in which water flows permanently or intermittently-

¹³ *State Planning Policy 1/2003 defines vegetation clearing as: “removing or cutting down, ringbarking, pushing over, poisoning or in any way destroying a tree, shrub or other plant (other than grass), but does not include:*

- *lopping, pruning or mowing for maintenance purposes;*
- *work associated with management practices for the conduct of an agricultural or forestry use;*
- *clearing vegetation for essential management including:*
- *for establishing or maintaining a firebreak to protect a building, property boundary or paddock;*
- *vegetation that is likely to endanger the safety of a person or property on the land because the vegetation is likely to fall;*
- *for maintaining an existing fence, stock yard, shed, road or other built infrastructure;*
- *or for maintaining a garden or orchard.”*

- (a) in a natural channel;
- (b) in a natural channel artificially improved;
- (c) in an artificial channel that has changed the course of the watercourse;

and includes bed and banks and any other element of a river, creek or stream that confines or contains water;

‘Waterway’ means, any natural or constructed surface water flow path, whether ephemeral or permanent;

‘Wetland’ means, a natural or purpose built area of permanent, periodic or intermittent inundation that includes areas of open water and/or native vegetation, with water that is static or flowing, fresh, brackish or salt. The term may include wetlands which lie within floodplains, but does not include the whole of a floodplain.

3.3 Use Definitions

In this Planning Scheme, unless the context otherwise indicates or requires:

(1) Residential Uses

‘Residential use’ means use for any of the following purposes, or use of any other premises for dwelling purposes (see Figure 3.1).

‘Accommodation building’¹⁴ means premises comprising only rooming units (such as boarding-houses, guest houses, backpacker hostels, serviced rooms, student accommodation, or any similar use), but does not include Bed and breakfasts, Caravan parks, Motels, Retirement villages, Residential care facility or any other separately defined residential premises.

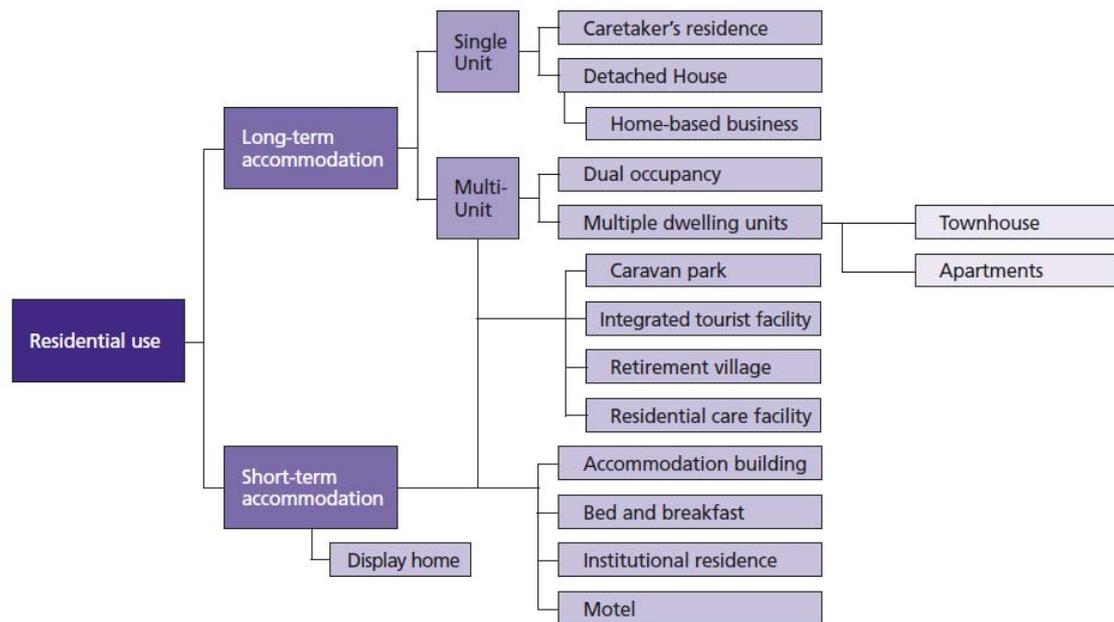
The term includes a building or buildings or any parts thereof used for the provision of meals to residents (whether or not such facilities are open to public use), common room facilities and the like, or for the purposes of a manager’s residence/office;

‘Bed and breakfast’¹⁵ means an owner-occupied Detached house in which overnight accommodation and meals are provided for tourists and travellers. The term includes any decks, bedrooms and/or bathroom facilities (but not including a kitchen) provided in a separate building or buildings (which may, in rural areas, include cabins each with not more than two bedrooms) on the site. The term includes farm stay/host farm premises but does not include any separately defined residential use;

¹⁴ *An Accommodation building is a class 1b or 3 building under the BCA.*

¹⁵ *Bed and Breakfast premises are class 1b or 3 buildings under the BCA.*

Figure 3.1 Diagram illustrating “nesting” of Residential Uses



“**Caravan park**” means the use of premises for the parking and/or siting of two or more caravans and/or relocatable homes for the purpose of providing accommodation. The term includes the use of camping areas and cabins for short term accommodation where such camping areas and cabins are ancillary to the provision of caravan and/or relocatable home accommodation. The term also includes any manager’s office and residence, any amenity buildings and any recreation and entertainment facilities which cater exclusively for the occupants of the caravan park. The term does not include Accommodation buildings or Multiple dwelling units as separately defined;

“**Caretaker’s residence**”¹⁶ means a dwelling unit used for caretaking purposes in connection with a non-residential use on the same site, where the non-residential use is not Agriculture or Animal husbandry. This term includes a dwelling unit provided for an employee who is required to be accommodated on the same site as the particular purpose in which he or she is employed, together with his or her family;

“**Community residence**” means any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.

The use may include a resident support worker engaged or employed in the management of the residence. Example: Hospice

“**Detached house**”¹⁷ means the use of premises as a single detached dwelling unit. The term includes a small secondary dwelling unit being an annexed unit of not more than 45m² gross floor area, and such outbuildings as are incidental to and necessarily associated with a Detached house. The term also includes removal houses and a single relocatable home. The term does not include a Dual occupancy, Caretaker’s residence or Caravan park; For the purposes of this definition “removal house” means a Detached house that is removed from one or more lots and relocated to a different lot;

“**Display home**” means the use of premises for:

- display of residential premises to the general public being offered to be built; or
- display of residential premises to the general public for some other business or commercial purpose including the promotion of a lottery for which the premises are offered as a prize; or
- the promotion and sale of lots and/or dwellings within a residential estate or other residential premises;

“**Dual occupancy**”¹⁸ means two dwelling units on one site, which are attached by way of a common wall or are otherwise contained within one building. The term does not include a Caretaker’s residence, Detached house, or a Caravan or Relocatable home;

“**Home-based business**” means the use of premises for a business activity that is carried out on a lot used primarily for a Detached house by one or more residents of that detached house;

¹⁶ A Caretaker’s residence is a class 4 or 1a building under the BCA.

¹⁷ A Detached house is a class 1a building under the BCA.

¹⁸ A Dual occupancy is a class 1a or class 2 building under the BCA.

3. INTERPRETATION

“Institutional residence”¹⁹ means the use of premises for any of the following purposes or any like purpose which is not separately defined:

- (a) a convent or monastery; or
- (b) an orphanage;

“Integrated tourist facility” means premises which:

- (a) are used primarily for facilities and activities which attract, accommodate and entertain tourists where some facilities are open to the public use; and
- (b) are on a land extensive site; and
- (c) include two or more buildings; and
- (d) are developed in an integrated way, and managed as one entity; and
- (e) may include provision for conference facilities and for permanent residential accommodation.

The term includes integrated tourists resorts, tourist theme parks and the like;

“Motel”²⁰ means the use of premises for providing overnight, short-stay or holiday accommodation for travellers and their motor vehicles and having on-site reception/bookings office facilities.

The term includes a building or buildings or any parts thereof used or intended for use for the provision of any ancillary administration, restaurant, and conference facilities, and manager’s, owner’s or caretaker’s residence. The term does not include Accommodation buildings, Bed and breakfasts, Caravan parks, or Hotels as separately defined;

“Multiple dwelling units”²¹ means premises comprising an integrated development of more than two dwelling units on the site (such as townhouses, row houses or apartment buildings). The term does not include Accommodation buildings, Bed and breakfasts, Caravan parks, Institutional residences or Retirement villages as separately defined but may include a manager’s residence;

“Residential care facility”²² means the use of premises providing personal care or nursing care (or both) to persons resident on the site. The term includes ancillary communal facilities, kitchen/cooking facilities and the provision of on-site medical services. The term does not include residential care in a Detached house, Dual occupancy, Accommodation building or Multiple dwelling unit. The term does not include Accommodation buildings, Community residence, Hospitals, Institutional

19 An Institutional residence is generally a class 3 or class 9 building under the BCA.

20 A Motel is a class 3 building under the BCA.

21 Multiple dwelling units are class 1a or class 2 buildings under the BCA.

22 Residential care facilities are class 3 and/or 9 buildings under the BCA.

residences, Multiple dwelling units, or Retirement Village as separately defined. The term includes facilities that are regulated by the Commonwealth Aged Care Act 1997;

“Retirement village”²³ means the use of premises for residential accommodation by (exclusively or primarily) elderly or retired persons and where:

- (a) managed care and/or services is provided to residents of the premises; and
- (b) the premises comply with the provisions for licensing and transmission of title under the Retirement Villages Act 1999, or provide similar unfunded services to the services required under the Retirement Villages Act 1999.

The term does not include Accommodation buildings, Hospitals, Institutional residences, Multiple dwelling units, or Residential care facility as separately defined;

(2) Rural Uses

“Rural use” means use for any of the following purposes (as shown in Figure 3.2):

“Agriculture” means the growing of crops, pastures, turf, flowers, fruit, vegetables and the like on a commercial basis. The term also includes a storage shed and other ancillary facilities, but does not include Forestry or Roadside stall as separately defined;

“Animal keeping” means the use of premises as a publicly or commercially operated boarding kennel, dog pound or cattery;

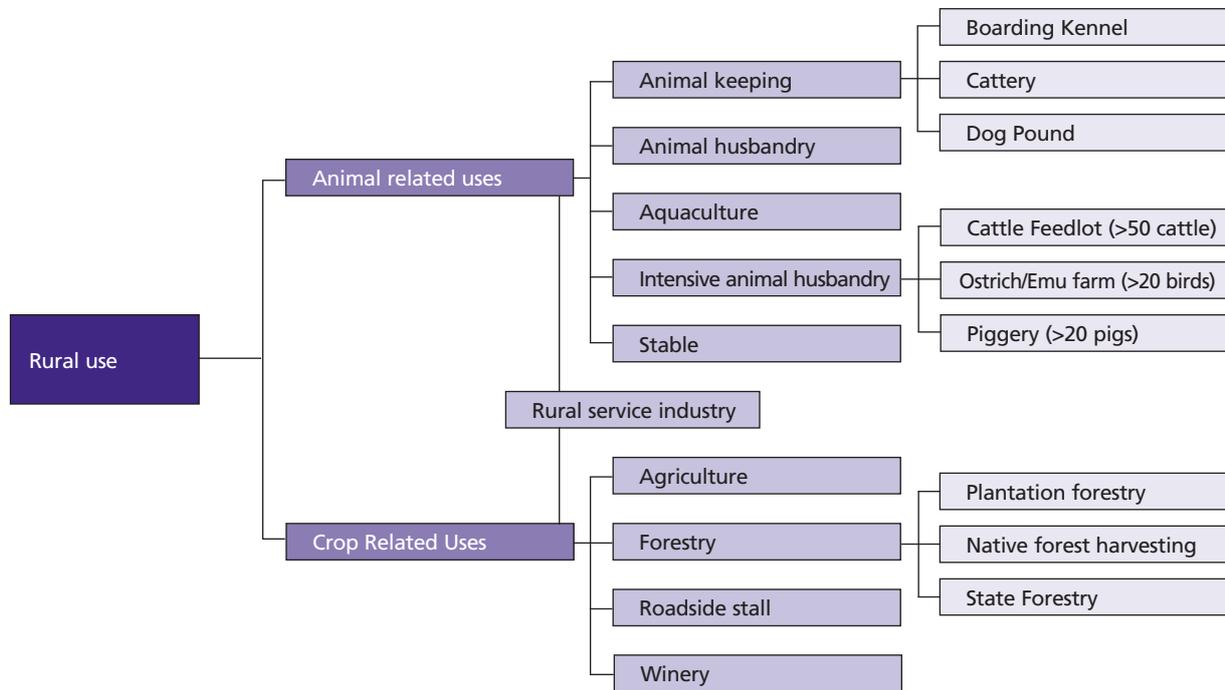
“Animal husbandry” means the keeping, depasturing or stabling of any animal, bird, insect, reptile or fish. The term includes the use of land for dairying, cattle grazing, animal breeding establishments, holding yards or hatcheries. The term does not include the keeping of domestic animals or those types of animal industry which are separately defined (being Animal keeping, Aquaculture, Intensive animal husbandry and Stables);

“Aquaculture” means the use of premises for the cultivation of live fisheries resources (where such resources are as defined in the Fisheries Act) and includes:

- aquaculture (minor impact) - where the premises involve freshwater tanks with a total production area of <2,000 m² (or <750 m² where oxygen injection is used), or freshwater ponds with a total surface area of <5 ha, and no off-site discharge of wastes from the tanks or ponds to natural waters; and
- aquaculture (significant impact) - where the premises are other than as defined as “minor impact”;

23 Retirement village premises are class 1a or 2 buildings under the BCA.

Figure 3.2 Diagram illustrating “nesting” of Rural Uses



For the purposes of this definition:

- “**tanks**” mean water-containing structures not formed by hollowing, excavating or embanking natural surfaces; and
- “**ponds**” mean water-containing structures formed by hollowing, excavating or embanking natural surfaces;

“**Forestry**” means any of the following:

- Native forest harvesting - the managing, harvesting, initial on-site processing and removal of trees and other forest products in an existing native forest for a business, regardless of whether it is old growth forest or naturally occurring regrowth. It includes enrichment planting in an existing native forest and the collection of tree products (other than timber) in the native forest including, but not limited to, flowers, limited amounts of foliage, seeds, fallen branches and bushfoods;
- Plantation forestry - the planting, managing, harvesting, initial on-site processing and removal of either native or exotic trees and other forest products in a plantation for a business. The terms includes the collection of tree products (other than timber) in the plantation including, but not limited to, flowers, limited amounts of foliage, seeds, fallen branches and bushfoods;
- State forestry - the planting and management, harvesting and initial on-site processing of existing and planted trees in a declared State Forest, by the State or its agencies and the use of that land for multiple purposes including but not limited to forest

management purposes, recreation and education in accordance with the Forestry Act;

“**Intensive animal husbandry**” means the use of premises as a cattle feedlot (where more than 50 cattle are kept), as a piggery (where more than 20 pigs are kept), and for poultry, emu or ostrich farming (where more than 20 birds are kept);

“**Roadside stall**” means the use of premises for the display and sale of any rural produce grown on the site or on adjoining land which is owned or occupied by the stall operator, and having a maximum total area of 100m² and a maximum gross floor area of 10m² for any structure or building;

“**Rural service industry**” means the use of premises for handling, treating, processing or packing locally grown primary products, other than as an ancillary activity associated with another rural use on the same site. The term includes the servicing in a workshop of plant and equipment used or intended for use for rural purposes in the locality. The term also includes cane tramways, crop spraying establishments and stock salesyards or holding yards;

“**Stable**” means premises incorporating a building or roofed structure, including a shed, loose box, stall or roofed yard, used for the stabling, keeping, feeding, watering, grooming, shoeing or veterinary treatment of any horse, donkey or mule;

“**Winery**” means the use of premises for the production of wine on a commercial basis and includes ancillary

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display and/or sale of wine. The term does not include the Rural service industry, Shop or Agriculture as separately defined.

(3) Commercial Uses

“Commercial use” means use for any of the following purposes, or for any other business purpose not separately defined and not characterised as an industrial activity (as shown in Figure 3.3):

“Adult products shop” means premises being an establishment for the sale (or hire) of sexually explicit materials;

“Art and craft centre” means the use of premises for making, displaying and selling works of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes ancillary use of such premises for individual or small group instruction in the making of such art or craft;

“Convenience restaurant”²⁴ means the use of premises for the preparation of take-away meals and foods for sale to the public typically as a franchised business, where provision is made for high customer turn-over, substantial facilities are also provided for eating on the premises, and which may or may not include a drive-through facility. The term includes what are

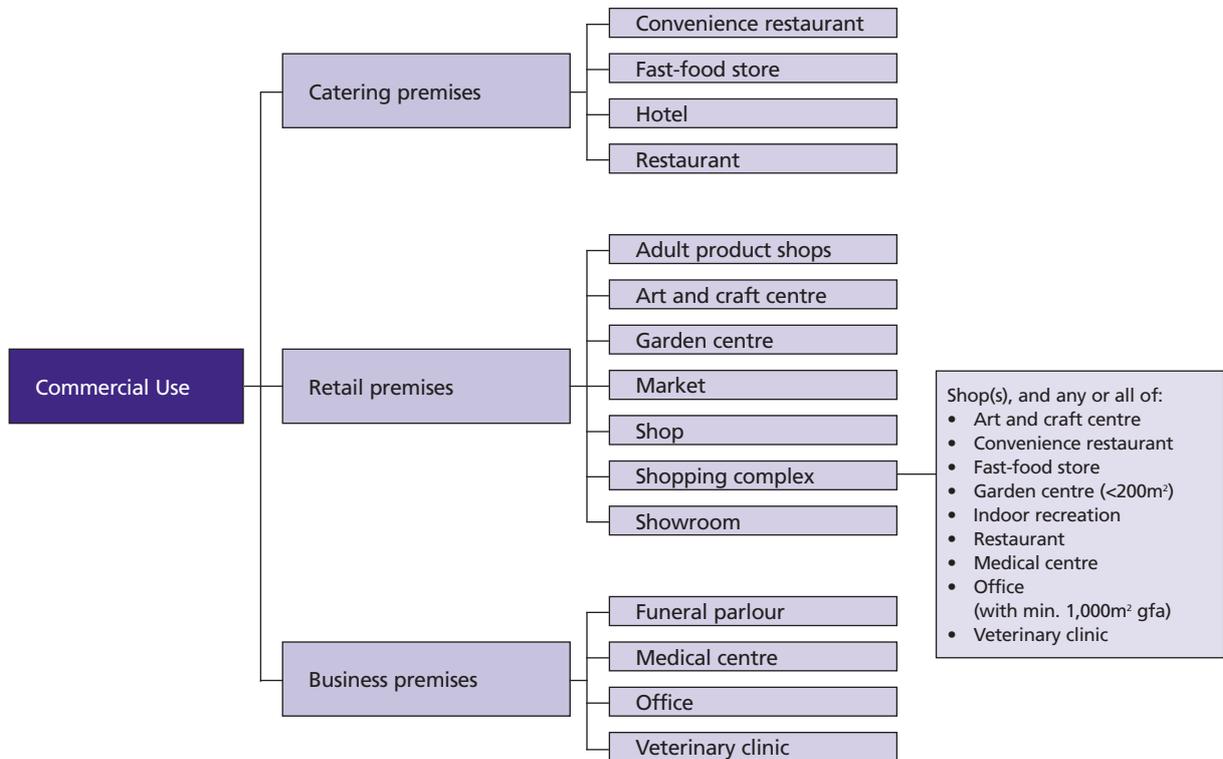
commonly referred to as “family restaurants”, but does not include Fast-food stores (except those with drive-through facilities) or Restaurants as separately defined;

“Fast-food store”²⁵ means the use of premises for the preparation of take-away meals and foods for sale to the public, whether or not incidental facilities are also provided for eating on the premises, but does not include any drive-through facilities. The term includes milk bars, snack bars, kiosks and the like, but does not include Convenience restaurants, Restaurants or Light industries as separately defined;

“Funeral parlour”²⁶ means the use of premises to arrange and conduct funerals, memorial services and the like, but does not include burial and cremation. The term includes the storage and preparation of bodies for burial or cremation;

“Garden centre” means the use of premises for the display and retail sale, of plants suitable for use in gardening or landscaping whether or not such plants are grown on the site. The term includes ancillary use of such premises for the display and sale of such items as seeds, pots, packaged fertilisers and potting mixes, gardening tools, and garden furniture and ornamentation. The term does not include Agriculture or Landscape supplies as separately defined;

Figure 3.3 Diagram illustrating “nesting” of Commercial Uses



²⁴ A Convenience restaurant is a class 6 building under the BCA.

²⁵ A Fast-food store is a class 6 building under the BCA.

²⁶ A Funeral parlour is a class 6 building under the BCA.

“Hotel” means the use of premises for the retail sale of liquor for consumption on site and may include ancillary activities such as a bottle shop, dining facilities, short term accommodation, a mini-brewery and TAB agency;

“Market” means the use of premises, (whether or not for a limited duration), for the sale of craft work, artefacts, second-hand or new general merchandise, and/or home or farm produced products, where the premises comprise a series of individual stalls, booths or the like. The term includes any ancillary dining or other amenity facilities provided for the enjoyment of customers;

“Medical centre”²⁷ means the use of premises for the medical care or treatment of persons not resident on the site. The term includes such typical premises as medical and dental surgeries or clinics, pathology labs, naturopath clinics, chiropractic clinics, counselling rooms, psychiatric and psychological consulting rooms, premises providing nursing services, and the like. The term does not include Home-based businesses, Hospitals, Retirement villages or Residential care facility as separately defined;

“Office”²⁸ means the use of premises wholly or primarily for administration, or clerical, technical, professional or other business activity where no goods or materials are made, sold or hired on the premises, whether for a public or private purpose. The term does not include Medical centres or Veterinary clinics as separately defined;

“Restaurant”²⁹ means the use of premises for the preparation of meals and foods for sale to the public for immediate consumption mainly or exclusively on the premises (such as cafes, coffee shops, bistros, function centres and tea rooms). The term includes an area used for outdoor dining. The term does not include Convenience restaurants or Fast-food stores as separately defined;

“Shop”³⁰ means the use of premises for the display and retail sale of goods to members of the public, including, hairdressing salons, barber’s shops, video libraries, public art galleries and:

(a) premises having a gross floor area of less than 450m² that would otherwise be defined as a “Showroom”; or

(b) premises having a Gross floor area of less than 100m² that would otherwise be defined as Light industry,

and includes a General store:

- “General store” means the use of premises for the display and retail sale of goods to members of the public, combined with the use of the same premises

as a single dwelling unit, where the Gross floor area of the retail component of the combined use is not more than 150m²;

“Shopping complex” means premises, comprising one or more buildings in the form of an integrated development having a gross floor area of more than 1,000m², established in a coordinated manner, and used for one or more shops, either with or without any one or more of the following purposes:

- (a) Art and craft centre;
- (b) Convenience restaurant;
- (c) Fast-food store;
- (d) Garden centre (in a tenancy having a total use area of not more than 200m²);
- (e) Indoor recreation;
- (f) Restaurant;
- (g) Medical centre;
- (h) Office; or
- (i) Veterinary clinic.

“Showroom” means the use of premises for the display and/or retail sale of goods (not including food items) primarily of a bulky nature, including agricultural equipment, boats, hardware, electrical goods, bulk stationery supplies, computer goods, caravans, furniture, floor coverings, building supplies, motor vehicles, motor accessories, sporting equipment or the like, wholly or mainly indoors, having a gross floor area of 450m² or more. The term includes any area used for the selling of spare parts and the carrying out of repairs, servicing and detailing where such use is incidental to and necessarily associated with the Showroom. The term does not include Shops or Sales and hire yards as separately defined;

“Veterinary clinic” means the use of premises for the treatment of sick or injured animals. The term does not include Animal keeping, Animal husbandry or Intensive animal husbandry as separately defined.

(4) Industrial Uses

“Industrial use” means use for any of the following purposes (see Figure 3.4), or use of any other premises for any industrial activity being:

- (a) (i) the making of any article or part of any article; or
- (ii) the altering, repairing, servicing, ornamenting, finishing, cleaning, washing, freezing, packing or canning, or adapting for sale, of any article; or
- (iii) the recycling of any material or article involving receiving and processing (other than only any collecting, stripping, sorting, packing, breaking up or demolition, storage and sale or distribution) of such material or article;
- (iv) the treatment or disposal of waste material; or

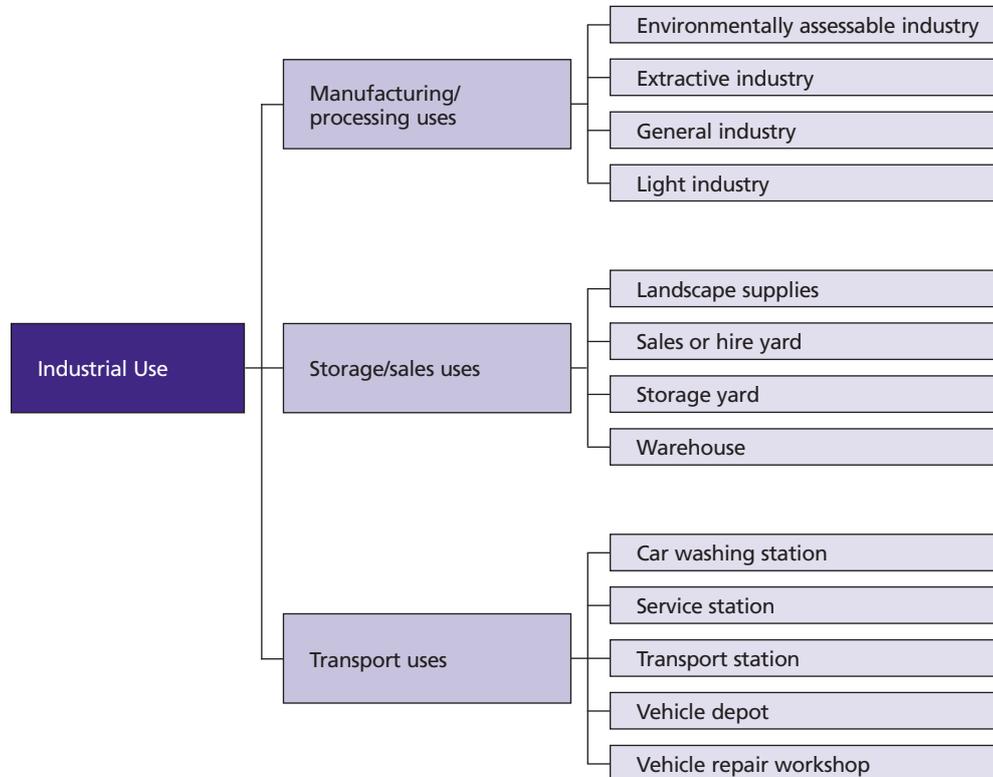
²⁷ A Medical centre is a class 5 and/or 8 building under the BCA.

²⁸ An Office is a class 5 building under the BCA.

²⁹ A Restaurant is a class 6 building under the BCA.

³⁰ A Shop is a class 6 building under the BCA.

Figure 3.4 Diagram illustrating “nesting” of Industrial Uses



- (v) the storage, whether for sale or not, of any solid, liquid or gaseous fuel;
 - (vi) the bulk storage of other goods, vehicles, equipment and materials (whether or not for sale or hire) which is not separately defined as a “commercial use”; or
 - (vii) any process of scientific or technological research other than for educational purposes or as a minor activity ancillary to the use of premises for a non-industrial purpose; and
- (b) when conducted as an ancillary activity on the same site as any of the above activities:
- (i) the storage of goods or materials used in connection with or resulting from any of the above activities; or
 - (ii) the sale of goods, resulting from such activities; or
 - (iii) any work of administration or accounting in connection with such activities; or
 - (iv) amenities for the comfort and enjoyment of persons working on the site.
- “**Car washing station**” means premises used for washing motor vehicles by means of mechanical, hydraulic or pneumatic means;
- “**Environmentally assessable industry**”³¹ (heavy industry) means the use of premises for a business purpose for any industrial use which:
- (a) principally involves animal products processing, food processing or beverage production, or
 - (b) is for the purposes of a junkyard or salvage yard; or
 - (c) involves the use, storage, handling or disposal of any radioactive substance or material, or
 - (d) otherwise involves dangerous goods in quantities that are not minor, or
 - (e) is an environmentally relevant activity under the *Environmental Protection Act* and is not a separately defined purpose.
- The term does not include an extractive industry, vehicle repair workshop or major utility or any other separately defined purpose;
- “**Extractive industry**” means the use of premises or works for a business purpose, for the winning on or from the land, and/or the treatment and processing,

³¹ *Environmentally assessable industry premises are generally class 8 buildings under the BCA.*

including crushing and screening, of gravel, rock, sand, soil, stone, or other similar materials. The term does not include the winning and processing of minerals authorised under the Mineral Resources Act 1989;

“**General industry**”³² means the use of premises for a business purpose for any industrial activity which is not separately defined;

“**Landscape supplies**” means the use of premises for the sale of sand, soil, screenings and other such garden and landscaping materials where such material is stored on site for sale or distribution in quantities greater than one cubic metre. The term includes the ancillary use of such premises for the sale, or displaying or offering for sale (in any quantity), of such items as:

- (a) seeds, plants, or other propagative plant material;
- (b) goods associated with the cultivation of plants;
- (c) garden ornamentation, furniture or structures;
- (d) garden tools or equipment.

The term does not include Agriculture, Extractive industry, or Garden centres as separately defined;

“**Light industry**”³³ means the use of premises for business purposes for any small-scale industrial activity which is not ancillary to another use on the site and which:

- (a) involves the storage or use of no dangerous goods, or only minor quantities of dangerous goods; and
- (b) is, or is similar to, any of the following:
 - (i) making any of the following:
 - dental prostheses;
 - fashion accessories;
 - flags and pennants;
 - footwear;
 - garments;
 - jewellery;
 - millinery;
 - optical goods (being spectacles and the like);
 - rubber stamps;
 - soft furnishings;
 - toys;
 - trophies;

(ii) assembling any of the following from components manufactured elsewhere:

- aids and appliances for the disabled;
- audio-visual equipment;
- barbecues;
- bicycles (not motorised);
- blinds;
- camera and other portable photographic equipment;
- clocks and watches;
- computers or computer equipment;
- furniture;
- musical instruments;
- portable domestic electrical appliances;
- portable domestic lighting, fittings and accessories;
- portable office machinery and equipment;
- power tools;
- recording and sound equipment;
- scientific instruments;
- sewing machines;
- sports equipment (other than ammunition, vehicles and water craft);
- television and video equipment;
- umbrellas;

(iii) repairing or servicing any of the following:

- any item mentioned in (i) or (ii) above;
- canvas goods, tents and camping soft goods;
- drawing or writing instruments;
- leather goods;
- mowers (including motor mowers and portable gardening equipment);
- power and other tools,

(iv) providing any of the following services:

- document duplicating or copying;
- engraving (by hand);
- laboratory facilities;
- locksmith services;
- photocopying;
- photographic film processing;

³² *General industry premises are generally class 8 buildings under the BCA.*

³³ *Light industry premises are generally class 8 buildings under the BCA.*

3. INTERPRETATION

- photographic plate-making, sign-making and similar processes;
 - picture framing;
 - plan printing;
 - restoration of small articles of a personal or domestic nature (other than furniture), or works of art;
 - studio facilities,
- (v) use as:
- a public laundromat;
 - a “hot bread kitchen”/retail bakery.

“Sales or hire yard” means the use of premises or intended use of premises for:

- (a) the sale, hire or leasing of any construction or industrial plant and equipment, motor vehicles or boats (sold, hired or leased wholly mainly outdoors), caravans, agricultural machinery, trailers, other demountable and transportable structures, and the like, where such items are stored thereat; or
- (b) the displaying for sale, hire or leasing of any of the items referred to in (a) above; or
- (c) a timber yard.

The term includes any ancillary use of the premises for:

- (a) routine servicing of any of the items sold, hired or leased, and
- (b) any ancillary use of those premises for the sale or hiring out of portable tools, machinery or equipment;

“Service station”³⁴ means the use or intended use of premises for use for the sale by retail of petrol and automotive distillate or any derivatives therefrom; and for all or any of the following ancillary purposes, namely:

- (a) the sale by retail of:
- (i) lubricating oils and greases; or
 - (ii) batteries; or
 - (iii) tyres; or
 - (iv) accessories and spare parts for motor vehicles; or
 - (v) power and lighting kerosene; or goods, including food for the comfort and convenience of travellers by motor vehicles where the area of such activity is not used for a purpose that would constitute a Convenience restaurant as separately defined;

- (vi) other products manufactured or distributed by oil companies and motor accessory manufacturers;
- (b) the carrying out of all or any of the following operations:
- (i) fitting, removal and exchange of tyres;
 - (ii) repairing of tubes;
 - (iii) supply of compressed air;
 - (iv) charging of batteries;
 - (v) lubrication and greasing of motor vehicles;
 - (vi) cleaning and adjustment and replacement of spark plugs;
 - (vii) receipt of tyres for retreading and other processes and the redelivery thereof;
 - (viii) running repairs of a minor nature and of a type which do not normally immobilise a vehicle for a period longer than four hours;
 - (ix) washing of motor vehicles;
- (c) the rendering of minor services incidental to any of the foregoing;

“Storage yard” means:

- (a) a builder’s yard, or construction or earthmoving contractor’s yard; or
- (b) a container depot; or
- (c) other premises used for the storage of goods wholly or primarily in the open, whether or not any of those goods are sold by wholesale, where such premises are not used or intended for use for a separately defined purpose.

The term includes as ancillary activities:

- (i) use of any facilities on the premises for the garaging, inspecting, cleaning and routine servicing of vehicles and containers involved in the Storage yard use; and
- (ii) storage of goods in covered stacks or in enclosed structures not being a building but being in the nature of silos, bins, tanks (whether or not underground) or transport containers.

The term does not include storage which is an ancillary activity for another use on the same site, or the storage of dangerous goods other than in minor quantities;

“Transport station”³⁵ means the use of premises for a road, air or water transport passenger and/or goods terminal, a bus or coach station, or heliport. The term does not include Vehicle depots or Major utilities as separately defined.

³⁴ Service station premises are class 6 buildings under the BCA.

³⁵ Transport station premises are class 9b buildings under the BCA.

“Vehicle depot” means the use of premises for the overnight or longer storage, for commercial or public purposes, (either in the open or covered) of more than one bus, truck, taxi, other motor vehicle, trailer, caravan and/or boat, and/or premises used as an operational base or depot for any such vehicles. The term includes as ancillary activities:

- (a) the servicing of any such vehicles on the premises; or
- (b) the sale of any such vehicles by wholesale.

The term does not include facilities ancillary to another use on the same site, the retail sale of vehicles, or Car parks, Sales or hire yards, or Transport stations as separately defined;

“Vehicle repair workshop”³⁶ means the use of premises for commercially servicing, repairing or maintaining motor vehicles or motor vehicle equipment, agricultural machinery and the like, including engine tuning, engine reconditioning, radiator repairs and panel beating. The term does not include Service stations as separately defined.

“Warehouse”³⁷ means the use of premises for business purposes, for the storage of goods, merchandise or materials in a building or buildings, whether or not pending their distribution, or sale by wholesale. The term does not include:

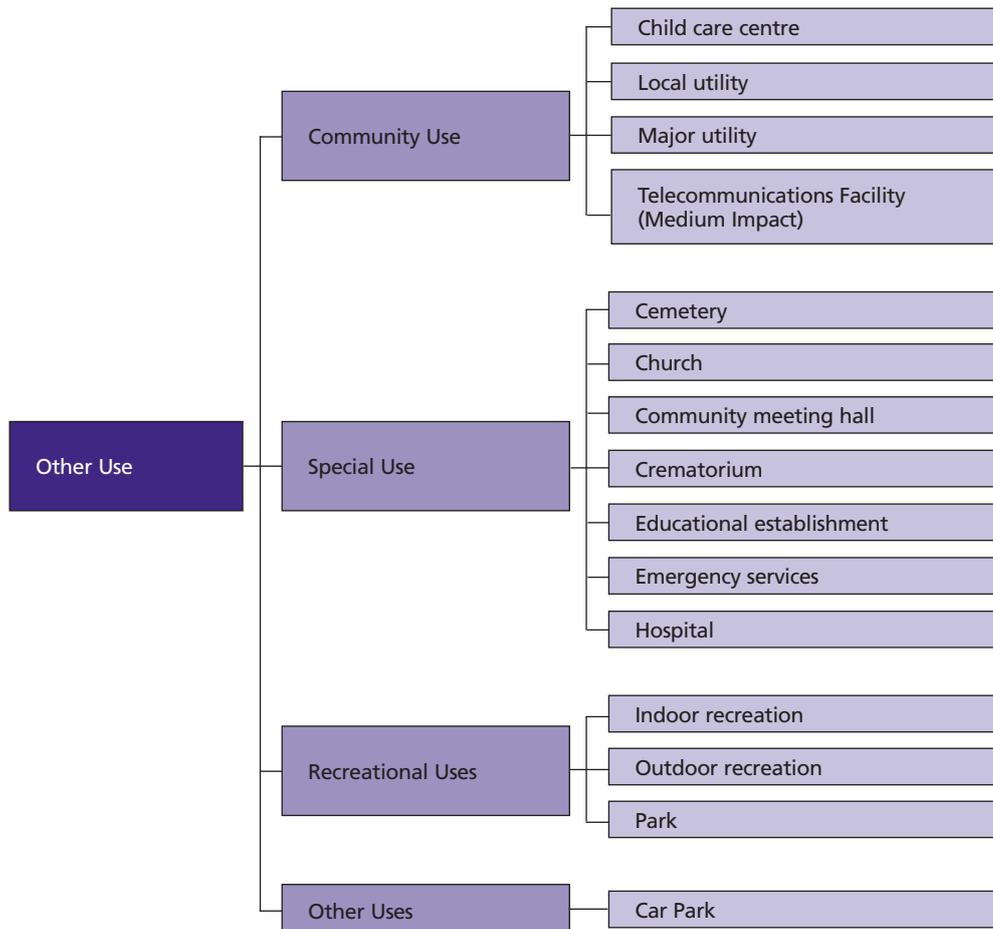
- (a) the storage of dangerous goods other than in minor quantities; or
- (b) storage which is an ancillary activity for another use on the same site; or
- (c) any separately defined storage use.

(5) Community Uses

“Community use” means use for any of the following purposes (see Figure 3.5);

“Child care centre” means the use of premises for the paid minding or care but not residence, of children. The term includes a creche, nursery school or kindergarten but does not include child care undertaken as home based business;

Figure 3.5 Diagram Illustrating Other Uses



³⁶ Vehicle repair workshop premises are class 8 buildings under the BCA.

³⁷ A Warehouse is a class 7b building under the BCA.

3. INTERPRETATION

“Local utility” means the use of premises other than parkland for:

- (a) any of the undertakings of the Council or other public sector agency for which an environmental authority (under the *Environmental Protection Act*) is not required, including:
 - (i) the conveyance of water, sewerage and stormwater drainage;
 - (ii) the provision of neighbourhood or district community services such as libraries, theatres, galleries, tourist information facilities, and the like;
 - (iii) the provision and maintenance of roads and traffic control devices;
 - (iv) administrative offices;
 - (v) the provision and maintenance of premises and facilities for public spaces and for conservation purposes;
 - (vi) such other public purposes carried out by the Council pursuant to the *Local Government Act*;
- (b) the reticulation of electricity or gas;
- (c) public transport facilities other than Transport stations, Vehicle depots, Vehicle repair workshops or offices;
- (d) the following telecommunications facilities:³⁸
 - (i) communication dishes in any Commercial, Industrial or Rural Precinct where the dish has a diameter not exceeding 1800 mm;
 - (ii) pits and manholes;
 - (iii) groups of up to four payphone cabinets; and
 - (iv) temporary facilities, for the purpose of providing additional network capacity or facilities, during special events or at other times of excessive demand, for a maximum duration of three months;

“Major utility” means the use of premises for the purposes of any installation or undertaking for:

- (a) the generation and/or supply of electricity or gas;
- (b) the storage and/or treatment of water, sewerage or garbage;
- (c) the provision of Shire-wide or regional community services such as major sports stadiums, convention centres and the like;

³⁸ Note: Some additional limited telecommunications facilities may be defined as low impact under the *Telecommunications (Low Impact Facilities) Determination 1999* and are exempt from the *Planning Scheme and provisions*.

- (d) a prison, reformatory or similar institutional establishment;
- (e) any State or Federal government purpose not otherwise defined;
- (f) a depot operated by or for the Council, other public authority or statutory corporation;
- (g) the following telecommunication facilities:
 - towers or other structures more than 10 metres in height in, or on a site adjoining, a Residential Precinct, a Rural Residential Precinct, a Special Purpose Precinct or a Master Planned Community Precinct;
 - towers or other structures more than 15 metres in height in any other Precinct;
 - any aboveground facility on or adjoining a site of cultural heritage significance, and
 - aerial cabling in a Residential, Rural Residential, Special Purpose or Master Planned Community Precinct.

The term does not include Local utility as separately defined;

“Telecommunications facility (Medium Impact)” means any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used by a holder of a carrier’s license under the *Telecommunications Act*, or for use, in or in connection with a system or series of systems that carries or is capable of carrying, communications by means of guided or unguided electromagnetic energy whether such facility is manned or remotely controlled, and not being a Local utility or Major utility.

(6) Special Uses

“Cemetery” means the use of premises for the interment of the dead. The term does not include a Funeral parlour or Crematorium as separately defined;

“Church” means the use of premises for religious activities of a religious organisation, community or association. The term includes a chapel, synagogue or temple;

“Community meeting hall” means the use of premises for the conduct of meetings or gatherings and other activities of club, organisation or community association. The term includes a senior citizens centre, youth centre, and the like;

“Crematorium” means the use of premises for cremating human corpses after death. The term does not include a Funeral parlour or Cemetery as separately defined;

“Educational establishment” means the use of premises for a school, pre-school, college, adult education centre, university or other educational facility. The

term includes ancillary uses such as offices, libraries, bookshops, or canteen. The term does not include a Child care centre as separately defined;

“**Emergency services**” means the use of premises for a police station, ambulance station, fire brigade or emergency services depot, not separately defined as a commercial use;

“**Hospital**” means the use of premises for medical or psychiatric care and treatment of patients. The term includes ancillary facilities including, administrative offices, canteen, kitchen, and the like. The term does not include a Medical centre as separately defined;

(7) Recreational Uses

“**Sport and recreational use**” means use or intended use for a public park or for either of the following purposes (see Figure 3.5);

“**Indoor recreation**” means the use of premises for any sporting or other recreational activity or leisure pastime which is conducted wholly or mainly indoors. The term includes such typical premises as theatres, cinemas, nightclubs, amusement centres, licensed and unlicensed clubs, indoor sports centres, gyms and the like (including other premises having more than two pinball or electronic game machines). The term does not include a clubhouse or ancillary building used in association with an Outdoor recreation or public park, or an Hotel;

“**Outdoor recreation**” means the use of premises for any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes such typical premises as showgrounds, (outdoor) public swimming pools, drive-in theatres, race tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of clubhouse and other ancillary facilities, but does not include a public park.

“**Park**” means the use of premises for the purpose of parks and gardens open to the public. The term includes associated ancillary buildings or structures, including a picnic area, playground equipment, amenities block and the like. The term does not include Indoor recreation or Outdoor recreation as separately defined.

(8) Other Uses

“**Car park**”³⁹ means the use of premises for the parking of motor vehicles where such parking is not an ancillary activity on the site.

³⁹ A Car park is a class 7a building under the BCA.

3. INTERPRETATION

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

4.1 Applicability of this Part

- (1) This part identifies assessment requirements for a material change of use in each of the Precinct classes. The Tables of Development Assessment describe the circumstances under which such development for particular purposes is self assessable and does not require a development application to be made (Column 1) or requires an application to be made for code assessment (Column 2).
- (2) Where a proposed material change of use is for a purpose not mentioned in the relevant Tables of Development Assessment and not identified as exempt in section 2.5 of this Volume, or for a purpose mentioned in the Tables of Development Assessment but not in the circumstances described, a development application for impact assessment is required.
- (3) The applicable codes for each use mentioned in the Tables of Development Assessment are referred to in Column 3. For self assessable development, the whole of the code or only part of the code comprising of Element(s) and/or Acceptable Measures (A) may be identified as applicable.
- (4) The Acceptable Measures in codes (or parts of codes) identified as applicable to self assessable development are mandatory for that development. Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable. The applicable code(s) for an application for code assessment in such circumstances will be the whole of the code(s) listed as applicable to the self assessable development. No other codes will be applicable.
- (5) Assessment levels may be affected by the Tables of Development Assessment for Special Management Areas contained in section 6 of this Volume. The highest assessment level prevails, as explained in Section 2.4 (2).
- (6) These Tables also need to be read in conjunction with the relevant provisions of the Act (including its Schedule 8).
- (7) These Tables also need to be read in conjunction with Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

4.2 Table of Development Assessment for Material Change of Use in Rural Precincts

- (1) The Rural Precinct classes are:
 - Sustainable Cane Lands;
 - Sustainable Horticultural Lands;
 - Sustainable Pastoral Lands;
 - Water Resource Catchment Areas; and
 - General Rural Lands.

Table 4.1 Table of Development Assessment for Rural Precincts³⁴

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Sustainable Cane Lands			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (if <u>not</u> being sugar cane production - A1, A3, A4, A5.1, A5.2, A5.3 and A6.1; or if being sugar cane production - A3 and A4) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1). • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Bed and breakfast	Where: <ol style="list-style-type: none"> contained within an existing Detached house; and providing no more than 4 guest bedrooms; and involves no building work or only minor building work 	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design

³ Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026

⁴ Material changes of use not referred to in this Table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>(a) not a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more</p>	<p>Where:</p> <p>(a) a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
	than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	
Forestry	Where Plantation forestry	Where Native forest harvesting	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13, A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3. 1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Commercial and Community Developments <ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Landscaping Design • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Sustainable Horticultural Lands			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, A5.3, and A6.1) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			the Blackall Range Planning Area) <ul style="list-style-type: none"> • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2:A1.1).
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4:A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (<u>Elements 1-9 and 11-19</u>) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13, A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ⁸	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design

⁸ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control (P3 and A3.1)
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Rural Service Industry	None	Where no part of the site is within: 150metres of a Sustainable Rural Residential Precinct, or 300 metres of any other residential Precinct	<ul style="list-style-type: none"> • Code for Development and Use of Rural Service Industries • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Sustainable Pastoral Lands			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, A5.3 and A6.1) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes⁶
			Management <ul style="list-style-type: none"> • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1).
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: <ul style="list-style-type: none"> a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where: <ul style="list-style-type: none"> a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1,

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding 	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with</p>	<ul style="list-style-type: none"> • Code for Home-Based Business
Intensive animal husbandry	None	<p>Where no part of the site is within:</p> <ul style="list-style-type: none"> • 500 metres of a Sustainable Rural Residential Precinct; or • 1000 metres of any other Residential Precinct. 	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			(f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ⁹	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Rural Service Industry	None	Where no part of the site is within: <ul style="list-style-type: none"> (a) 150 metres of a Sustainable Rural Residential Precinct; or (b) 300 metres of any other Residential Precinct 	<ul style="list-style-type: none"> • Code for Development and Use of Rural Service Industries • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to

⁹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			(f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Water Resource Catchment Area			
Any of the following: • Agriculture • Animal husbandry • Stable	None	All	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>(if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Aquaculture	None	Where Aquaculture (minor impact)	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
		2) or as determined by a slope analysis prepared by a surveyor	
Detached house	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) Where code assessable: • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where native forest harvesting	Where self assessable: • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) • Code for Development in Water Resource Catchment Areas (A2.3) Where code assessable: • Code for Establishing Forestry Activities • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding.	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Home-Based Business
Local utility	None ¹⁰	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Major utility	None	Where for water supply purposes	<ul style="list-style-type: none"> • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and

¹⁰ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Parking <ul style="list-style-type: none"> • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Roadside Stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) • Code for Development in Water Resource Catchment Areas (A2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Development in Water Resource Catchment Areas • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium impact)	None	All	<ul style="list-style-type: none"> • Code for Development in Water Resource Catchment Areas • Code for Telecommunications Facilities • Blackall Range Local Area Code

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			(if in the Blackall Range Planning Area) <ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
General Rural Lands			
Agriculture	Where other than turf farming	Where being turf farming and not in the Buderim Planning Area	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, A5.3 and A6.1) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Animal husbandry	Where not in the Buderim Planning Area	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Art and craft centre	Where in premises which require no building work or only minor building work to accommodate the use	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1).
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹¹	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Roadside Stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)

¹¹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Rural Service Industry	None	Where no part of the site is within: <ul style="list-style-type: none"> • 200 metres of a Sustainable Rural Residential Precinct; or • 500 metres of any other Residential Precinct. 	<ul style="list-style-type: none"> • Code for Development and Use of Rural Service Industries • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

4.3 Table of Development Assessment for Material Change of Use in Residential Precincts

(1) The Residential Precinct classes are:

- Hillslope Residential Precincts;
- Neighbourhood Residential Precincts;
- Mixed Housing Precincts;
- Multi-storey Residential Precincts and
- Sustainable Rural Residential Precincts.

Table 4.2 Table of Development Assessment for Residential Precincts ^{3 4}

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Hillslope Residential			
Community residence	Where: (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: • Community Residence Code Where code assessable: • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Either of the following: • Detached house • Display home	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a	Where self assessable: • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: • Code for the Development of Detached Houses and Display Homes • Where for a detached house on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in appeal No. 37 of 1994 dated July 2009 and Drawing No. 9455/001 – dated December 2006 as amended as per the conditions of the order.

³ Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026

⁴ Material change of use not referred to in this Table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Dual Occupancy	None	surveyor Where: a) on a site having an area of not less than 800m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Safety and Security <ul style="list-style-type: none"> • Code for Erosion and Sediment Control
Agriculture	Where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli) 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)
Any of the following: <ul style="list-style-type: none"> • Animal husbandry • Stable 	None	Where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli) 	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Forestry	Plantation forestry where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp in Planning Area No. 2 (Nambour) or 3 - Bli Bli North in Planning Area No. 13 (Bli Bli)	Native forest harvesting where on land having an area of more than 2 hectares in Precinct 14 <ul style="list-style-type: none"> - Panorama Scarp in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North in Planning Area No. 13 (Bli Bli) 	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Roadside stall	Where: <ul style="list-style-type: none"> • on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), and • not on land which abuts a State Controlled Road 	Where: <ul style="list-style-type: none"> • on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), or • on land which abuts a State Controlled Road 	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Neighbourhood Residential			
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
<p>Either of the following:</p> <ul style="list-style-type: none"> • Detached house • Display home 	<p>Where:</p> <p>not a removal house; and no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a removal house; and no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Dual Occupancy	None	Where: on a site having an area of not less than 800m ² ; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching.		
Local utility	None ⁸	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
<ul style="list-style-type: none"> • Art and craft centre • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	Where: (a) being a change from any one to another of the following uses: <ul style="list-style-type: none"> • Art and craft centre • Medical centre • Office • Restaurant • Shop • Veterinary clinic; and (b) in premises which require no building work or only minor building work to accommodate the use	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)
Agriculture	Where: (a) not being turf farming; and (b) on land having an area of more than 2 hectares.	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1)

⁸ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any of the following: <ul style="list-style-type: none"> • Animal husbandry • Stable 	None	Where on land having an area of more than 2 hectares	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Forestry	Plantation forestry where on land having an area of more than 2 hectares.	Native forest harvesting where on land having an area of more than 2 hectares.	Where self assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Roadside stall	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map , and not on land which abuts a State Controlled Road	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map, or on land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Where self assessable: • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) • Where code assessable: • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Mixed Housing			
Any purpose on Lot 1 RP 880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 & 86 on RP165646 in Planning Area 1, Precinct 16 (Maroochydore Road)	Where in accordance with rezoning approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646.	None	<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)³
Shop (other than a supermarket) on Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646 in Planning Area No. 1, Precinct 16 (Maroochydore Road)	Where the total area of Shops form 10% or less of the total approved gross floor area of the site	None	<ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A.1.1.1 and Element 4: A1.1 to A1.4) • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling units 	None	Where having a height and Dwelling Unit Factor of not more than the maximum	<ul style="list-style-type: none"> • Code for Low- rise Multi Unit Residential Premises (if an accommodation building)

²⁰ In accordance with s6.1.24 of the Act, the rezoning conditions and plan of development approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 and 86 RP165646 apply to this land.

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> • Display home (where associated with an accommodation building or multiple dwelling units) 		<p>provided for in the particular Precinct</p>	<ul style="list-style-type: none"> • or multiple dwelling unit of up to 3 storeys or 12m in height • Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
<p>Community residence</p>	<p>Where:</p> <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site 	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	
Either of the following: <ul style="list-style-type: none"> • Detached house • Display home (where in the form of a Detached house) 	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	Where: a) on a site having an area of not less than 600m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Development and Use of Dual Occupancy • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹⁰	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	Where: <p>(a) being a change from any one to another of the following uses:</p> <ul style="list-style-type: none"> • Art and craft centre • Medical centre • Office • Restaurant • Shop • Veterinary clinic; and <p>(b) in premises which require no building work or only minor building work to accommodate the use</p>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) • Design Code for Community Safety and Security

¹⁰ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Retirement Village	Where in the Maroochydore Rd South-West precinct (Precinct 15 in Planning Area No. 1) being in accordance with the Consent Order dated 21 August 1998.	None	<ul style="list-style-type: none"> • Code for Retirement Villages and Residential Care Facilities (Element 2: A2.1, Element 4: A1.2 to A1.5, A4.1 to A4.4, A6.1) • Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Multi-storey Residential	None	In premises having a height and Dwelling Unit Factor of not more than the maximum provided for in the particular Precinct	<ul style="list-style-type: none"> • Code for Low- rise Multi Unit Residential Premises (if an accommodation building or multiple dwelling unit of up to 3 storeys or 12 metres in height) • Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12 metres in height) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	12-17)
Either of the following: • Detached house • Display home (where in the form of a Detached house)	Where: not a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: • Code for the Development of Detached Houses and Display Homes (<u>Elements 1-9 and 11-18</u>) Where code assessable: • Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	Where: a) on a site having an area of not less than 600m ² ; and b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	• Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> Heritage Conservation Code (The Purpose and Elements 1 and 2) Code for Erosion and Sediment Control
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> any form of vehicle repair/ services; panel beating; vehicle detailing; spray painting; engine reconditioning or repair; wood working/ manufacture involving the use of power tools; furniture manufacture; metal working; welding; dance studio/classes; or martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> Code for Home-Based Business
Local utility	None ¹¹	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking Code for Waste Management in Commercial and Community Developments Design Code for Community Safety and Security Code for Erosion and Sediment Control

¹¹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> • Art and craft centre • Fast food store • Garden centre • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	<p>Where:</p> <p>(a) being a material change of use from any of the listed uses to another of the listed uses, and</p> <p>(b) in premises which require no building work or only minor building work to accommodate the use, and</p> <p>(c) in premises which are entirely situated at ground storey level, and</p> <p>(d) in premises which are not within an Accommodation building, Integrated tourist facility, Motel, Multiple dwelling units, or Retirement village</p>	<p>Where in premises which are within an</p> <p>(a) Accommodation building, Integrated tourist facility, Motel, Multiple dwelling units, or Retirement village and</p> <p>(b) have an existing or proposed non residential Gross floor area of not more than the maximum provided for in the particular Precinct, and</p> <p>(c) are entirely situated at ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Mixed Use Premises • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Telecommunications facility (Medium Impact)	None	All	Sediment Control <ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Sustainable Rural Residential			
Either of the following: <ul style="list-style-type: none"> • Agriculture • Animal Husbandry 	Where on a site having an area of at least 4 hectares	Where on a site having an area of between 2 and 4 hectares	Where self assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2, A5.3 and A6.1) Where code assessable: <ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Bed and breakfast	Where: (a) contained within an existing Detached house; and (b) providing no more than 4 guest bedrooms; and (c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> • Code for Bed and Breakfast Accommodation • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: <ul style="list-style-type: none"> a) not a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where: <ul style="list-style-type: none"> a) a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

4. ASSESSMENT OF MATERIAL CHANGE OF USE IN PRECINCT CLASSES

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Forestry	Plantation forestry on a site having an area of at least 2 hectares	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.3, A1.4, A1.13 and A1.14 and Element 2: A2.1-2.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Establishing Forestry Activities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹¹	On land which abuts a State Controlled Road.	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping

¹¹ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Design <ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Stable	Where the site has an area of less than 2 hectares and not more than two animals are kept, or where the site has an area of at least 2 hectares	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

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	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			(The Purpose and Elements 1 and 2) <ul style="list-style-type: none">• Code for Erosion and Sediment Control

4.4 Table of Development Assessment for Material Change of Use in Centre Precincts

(1) The Centre Precinct classes are:

- Town Centre Core;
- Town Centre Frame;
- Village Centre; and
- Local Centre

Table 4.4 Table of Development Assessment for Centre Precincts³⁴

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Town Centre Core			
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> Code for Caretaker's Residence Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) Code for Town and Village Centres (if not in the Sippy Downs Planning Area) Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking Code for Waste Management in Commercial and Community Developments Design Code for Community Safety and Security Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1

³ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

⁴ Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			and 2) • Code for Erosion and Sediment Control
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

2. USING THE PLANNING SCHEME

Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

2. USING THE PLANNING SCHEME

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any other purpose where in: Planning Area No. 2 • Nambour Central (1) Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 • Mooloolaba Central (1)	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 • Nambour Central Planning Area No. 3 Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 Mooloolaba Central (1)	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct
Town Centre Frame			
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: • Code for Caretaker's Residence • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

2. USING THE PLANNING SCHEME

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ³	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

³ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any other purpose where in: Planning Area No. 2 <ul style="list-style-type: none"> • Nambour Centre Frame (2) Planning Area No. 3 <ul style="list-style-type: none"> • Sippy Downs Mixed Use (2) Planning Area No. 4 <ul style="list-style-type: none"> • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 <ul style="list-style-type: none"> • Kuluin Gateway (1) 	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 <ul style="list-style-type: none"> • Nambour Centre Frame (2) Planning Area No. 3 <ul style="list-style-type: none"> • Sippy Downs Mixed Use (2) Planning Area No. 4 <ul style="list-style-type: none"> • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 <ul style="list-style-type: none"> • Kuluin Gateway (1) 	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	<ul style="list-style-type: none"> • Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Village Centre			
Any of the following: <ul style="list-style-type: none"> • Garden centre • Light industry (occupying not more than 200m² of gross floor area) • Medical centre • Office • Veterinary clinic 	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> a) in premises which require building work (other than minor building work) to accommodate the use, and b) building height is not more than 8.5 metres and not more than 2 storeys, and c) the site is not in the Buderim Community Facilities Precinct 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: • Art and craft centre • Community meeting hall • Fast food store • Indoor recreation (other than a night club or amusement centre) • Restaurant	Where in premises which require no building work or only minor building work to accommodate the use	Where: a) in premises which require building work (other than minor building work) to accommodate the use, and b) building height is not more than 8.5 metres and not more than 2 storeys, and c) if proposed to be used for the purposes of a fast food store, the site is not situated in the Village Centre Precinct class in the Buderim or Blackall Range Planning Areas	Where self assessable: • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<p>Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Shop	<p>Where:</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use; and</p> <p>(b) if in the Buderim Planning Area, having a Gross floor area of not more than 800m²</p>	<p>Where:</p> <p>a) in premises which require building work other than minor building work to accommodate the use, and</p> <p>b) building height is not more than 8.5 metres and not more than 2 storeys, and</p> <p>c) if in the Buderim Planning Area, having a Gross floor area of not more than 800m²</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Either of the following: <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling units 	None	Where all Dwelling and Rooming units are above ground storey level, and in premises having a height and density of not more than the maximum provided for in the particular Precinct	<ul style="list-style-type: none"> • Code for Mixed Use Premises • Code for Low Rise Multi Unit Residential Premises • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Car park 	None	All	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
<ul style="list-style-type: none"> • Telecommunications facility (Medium Impact) • Transport station 			<p>Planning Area)</p> <ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) <p>Code for Town and Village Centres</p> <ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Community residence	<p>Where:</p> <p>(a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); <p>or where in an existing detached house:</p> <ul style="list-style-type: none"> • Community Residence Code <p>Where code assessable:</p> <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	If no more than one Detached house per lot	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be	<ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		complied with	
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services, • panel beating, • vehicle detailing, • spray painting, • engine reconditioning or repair, • wood working/ manufacture involving the use of power tools, • furniture manufacture, • metal working, • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹²	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Shopping complex	Where being on Lots 1 and 3 RP 63929, Lots 2 and 4 RP 66436 and Lot 9 RP 814216 and in the Buderim Village Centre Precinct (in Planning Area No. 6) and being in accordance with the Consent Order dated 8 September 1999	None	<ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7: A1.2, A1.3 and A2.1)
Local Centre			
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Fast food store • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> a) in premises requiring building work (which is not minor building work) to accommodate the use, and b) building height is not more than 8.5 metres 	Where self assessable: <ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.1, A1.3 and

¹² Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		and not more than 2 storeys, and c) if for the purposes of a fast food store, the site is not in the Blackall Range Planning Area	A2.1) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Local Centres and General Stores • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Car park • Telecommunications facility (Medium Impact) 	None	All	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			(The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: • any form of vehicle repair/ services, • panel beating, • vehicle detailing, • spray painting, • engine reconditioning or repair, • wood working/ manufacture involving the use of power tools, • furniture manufacture, • metal working, • welding; • dance studio/classes; or • martial arts coaching.	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Home-Based Business
Local utility	None ¹⁰	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

¹⁰ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

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Table 4.5 Supplementary Table of Development Assessment for Centre Precincts¹³¹⁴

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹⁶
Planning Area 2 – Nambour, Precinct (1) Nambour Central (Precinct Class = Town Centre Core)			
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Fast food store • Indoor recreation (other than a nightclub or amusement centre) • Medical centre • Office • Shop • Restaurant 	Where in premises: <ul style="list-style-type: none"> a) which require no building work or only minor building work to accommodate the use, and b) if for the purposes of an office, are situated above Ground storey level 	Where in premises which: <ul style="list-style-type: none"> a) require building work (other than minor building work) to accommodate the use, and b) have a height of not more than the maximum provided for in this Precinct, and c) if for the purposes of an office, are situated above Ground storey level 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking

¹³ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹⁴ Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

¹⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

¹⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹³	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<p>Any of the following:</p> <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling unit • Motel 	<p>None</p>	<p>Where:</p> <p>a) all Dwelling and Rooming units are above ground storey level and in premises, and</p> <p>b) having a height and density of not more than the maximum provided for in this Precinct</p>	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<p>and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Car park	None	All	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Transport station	None	Where relating to passenger transport	<ul style="list-style-type: none"> • Code for Town and Village Centres

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 2 – Nambour, Precinct (2) Nambour Centre Frame (Precinct Class = Town Centre Frame)			
Any of the following: <ul style="list-style-type: none"> • Car park • Fast food store • Veterinary clinic 	None	All	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Outdoor Dining Areas (if a fast food store) • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Garden centre • Light industry (occupying not more than 200 m² gross floor area) • Medical centre • Office • Showroom 	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which: <ul style="list-style-type: none"> a) require building work (other than minor building work) to accommodate the use; and b) have a height of not more than the maximum provided for in this Precinct 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling unit • Motel 	None	Where: <ul style="list-style-type: none"> a) all Dwelling and Rooming units are above ground storey level; and b) in premises having a height and density of not more than the maximum provided for in this Precinct 	Control <ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 3 - Sippy Downs, Precinct (1) Sippy Downs Central (Precinct Class = Town Centre Core)^{74a}			
Any of the following residential uses: <ul style="list-style-type: none"> • Accommodation building 	None	All	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an

^{74a} Inconsistent uses in this precinct are identified in Table 7.4.1 of Code 7.3, Code for Development in the Sippy Downs Town Centre.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
<ul style="list-style-type: none"> • Motel • Multiple dwelling unit • Any of the following other uses: • Community meeting hall • Educational Establishment • Emergency Services • Car Park • Indoor recreation (not being licensed premises) 			<p>Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</p> <ul style="list-style-type: none"> • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises (if mixed use is proposed) • Code for Development in the Sippy Downs Town Centre • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	None	Where the use: (a) does not involve any of the following uses/activities: <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; • Dance studio/classes; or • Martial arts coaching; and (b) is established in an existing or approved dwelling unit.	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business
Any of the following commercial uses: <ul style="list-style-type: none"> • Art and craft centre • Conference centre (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre) • Medical centre • Office • Restaurant • Fast-food store 	Where in premises which: <ul style="list-style-type: none"> a) require no building work or only minor building work to accommodate the use; and b) are incorporated within an Accommodation building, Motel or Multiple dwelling units or an Office building. 	Where in premises which: <ul style="list-style-type: none"> (a) require building work (other than minor building work) to accommodate the use; and (b) are incorporated within an Accommodation building, Motel, Multiple dwelling units or an Office building. 	Where self assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Mixed Use Premises • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a))

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			to (e), in the definition of Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹³	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹⁴
Any of the following: <ul style="list-style-type: none"> • Shop • Shopping complex^{74b} 	Where in premises which: <ul style="list-style-type: none"> (a) require no building work or only minor building work to accommodate the use; and (b) are incorporated within the ground level of an Accommodation building, Motel, Multiple dwelling units or an Office building; and (c) would not result in the gross leasable area of any individual use exceeding 100m². 	Where: <ul style="list-style-type: none"> (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) are incorporated within the ground level of an Accommodation building, Motel, Multiple dwelling units or an Office building; and (c) the development if approved would not result in the total gross leasable retail floor space of all existing and approved development in the Precinct exceeding 25,000m²; and (d) the development if approved would not result in the total gross leasable retail floor space of all existing and approved development on a lot specified on Figure 4-7.3.2 (Sippy Downs Town Centre Core Plan) exceeding the following: <ul style="list-style-type: none"> i) Lot 20 – 7,500m²; ii) Lot 8 – 6,500m²; iii) Lot 18 – 3,500m²; iv) Lot 9 – 3,500m²; v) Lot 7 – 2,000m²; vi) Lot 10 – 2,000m². 	Where self assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Mixed Use Premises • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

^{74b} In Precinct (1) Sippy Downs Central (Precinct Class = Town Centre Core), a 'Shopping complex' may include a 'Discount Department Store' or a 'Supermarket'. These uses are defined in Code 7.3, Code for Development in the Sippy Downs Town Centre.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Hotel	None	Where located at ground level of a multi-storey building	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Mixed Use Premises • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Market	None	All	<ul style="list-style-type: none"> • Code for Markets • Code for Development in the Sippy Downs Town Centre • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹³	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹⁴
Planning Area 3 - Sippy Downs, Precinct (2) Sippy Downs Mixed Use (<i>Precinct Class = Town Centre Frame</i>) ^{74c}			
Chancellor Park West Sub-Precinct			
Any of the following residential uses: <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling units Any of the following other uses: <ul style="list-style-type: none"> • Child care centre • Community meeting hall • Telecommunications facility (Medium Impact) • Indoor recreation (not being a licensed premises, cinema or a theatre) 	None	All	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys or equal to or greater than 3 storeys and greater than 12m in height) • Code for Child Care Centres (if a Child care centre) • Code for Mixed Use Premises (if located within a mixed use development) • Code for Telecommunication Facilities (if a Telecommunications facility) • Code for Mixed Use Premises (if mixed use is proposed) • Code for Development in the Sippy Downs Town Centre • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)

^{74c} Inconsistent uses in this precinct and its sub-Precincts are identified in Table 7.4.1 of Code 7.3, Code for Development in the Sippy Downs Town Centre.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Element 1) • Code for Erosion and Sediment Control
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	<p>Where the use:</p> <p>(a) does not involve building work; and</p> <p>(b) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; • Dance studio/classes; <p>or</p> <ul style="list-style-type: none"> • Martial arts coaching; <p>and</p> <p>(c) is established in an existing or approved dwelling unit.</p>	<p>Where the use:</p> <p>(a) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; • Dance studio/classes; or • Martial arts coaching; <p>and</p> <p>(b) is established in an existing or approved dwelling unit.</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business
<p>Any of the following commercial uses:</p> <ul style="list-style-type: none"> • Art and craft centre • Market • Medical centre • Office • Restaurant • Shop • Veterinary clinic • Fast-food store • Shop • General Store 	<p>Where in premises which require no building work or only minor building work to accommodate the use.</p>	<p>Where the use requires building work other than minor building work.</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) • Code for Waste Management for Commercial and Community Developments <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Markets (if a

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			market) <ul style="list-style-type: none"> • Code for Outdoor Dining Areas (if any outdoor dining is proposed) • Code for Mixed Use Premises (if located within a mixed use development) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management for Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Showroom	Where in premises which require no building work to accommodate the use.	Where in premises which require only minor building work to accommodate the use.	Where self assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) • Code for Waste Management for Commercial and Community Developments Where code assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Outdoor Dining

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<p>Areas (if any outdoor dining is proposed)</p> <ul style="list-style-type: none"> • Code for Mixed Use Premises (if located within a mixed use development) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management for Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Sippy Downs West Neighbourhood Sub-Precinct			
<p>Any of the following residential uses:</p> <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling units <p>Any of the following community uses:</p> <ul style="list-style-type: none"> • Telecommunications facility (Medium Impact) 	None	All	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for the Development and Use of Motels (if a Motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises (if located within a mixed use development) • Code for Telecommunication • Facilities (if a Telecommunications facility) • Code for Waste Management for Commercial and Community Developments • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	Where the use: (a) does not involve building work; and (b) does not involve any of the following uses/activities: <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; • Dance studio/classes; or • Martial arts coaching; and (c) is established in an existing or approved dwelling unit.	Where the use: (a) does not involve any of the following uses/activities: <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; • Dance studio/classes; or • Martial arts coaching; and (b) is established in an existing or approved dwelling unit	Where self assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business Where code assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business
Sippy Downs Business and Technology Sub-Precinct			
Any of the following residential uses: <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling units Any of the following other uses: <ul style="list-style-type: none"> • Child care centre • Community meeting hall • Educational Establishment • Emergency services • Telecommunications facility (Medium Impact) • Car park • Indoor recreation (not being a licensed premises, cinema or a theatre) 	None	All	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for the Development and Use of Motels (if a Motel) • Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Markets (if a market) • Code for Outdoor Dining Areas (if any outdoor dining is proposed) • Code for Child Care Centres (if a Child care centre)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Mixed Use Premises (if located within a mixed use development) • Code for Telecommunication Facilities (if a Telecommunications facility) • Code for Waste Management for Commercial and Community Developments • Code for Integrated Water Management • Code for Landscaping Design Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<p>Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)</p>	<p>Where the use:</p> <p>(a) does not involve building work; and</p> <p>(b) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; 	<p>Where the use:</p> <p>(a) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • Any form of vehicle repair/services; • Panel beating; • Vehicle detailing; • Spray painting; • Engine reconditioning or repair; • Wood working or manufacture involving use of power tools; • Furniture manufacture; • Metal working; • Welding; 	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Home-Based Business

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
	<ul style="list-style-type: none"> • Metal working; • Welding; • Dance studio/classes; or • Martial arts coaching; and (c) is established in an existing or approved dwelling unit.	<ul style="list-style-type: none"> • Dance studio/classes; or • Martial arts coaching; and (b) is established in an existing or approved dwelling unit.	
Any of the following commercial uses: <ul style="list-style-type: none"> • Art and craft centre • Conference Centre (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre) • Market • Medical centre • Office • Restaurant • Veterinary Clinic • Fast-food store • Shop • General Store 	Where in premises which require no building work or only minor building work to accommodate the use.	Where the use requires building work other than minor building work.	Where self assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) • Code for Waste Management for Commercial and Community Developments Where code assessable: <ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre • Code for Outdoor Dining Areas (if outdoor dining associated with a fast food store) • Code for Mixed Use Premises (if located within a mixed use development) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management for Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			and 2) • Code for Erosion and Sediment Control
Planning Area 4 – Mooloolaba, Precinct (1) Mooloolaba Central (Precinct Class = Town Centre Core)			
Any of the following: • Accommodation building • Motel • Multiple dwelling unit	None	Where: (a) all Dwelling and Rooming units are above ground storey level, and (b) in premises having a height and density of not more than the maximum provided for in this Precinct, and (c) situated on land south of the Esplanade	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises (if mixed use is proposed) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Convenience restaurant	None	Where on land south of the Esplanade and not having a drive-through facility	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Fast food store • Restaurant • Shop • Office • Indoor recreation (not being licensed premises) 	Where in premises which: <ul style="list-style-type: none"> (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above ground storey level 	Where in premises: <ul style="list-style-type: none"> (a) which require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, which are situated above ground storey level, and (c) located on land south of the Esplanade 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6 A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 4 – Mooloolaba, Precinct (2) Mooloolaba East (Precinct Class = Town Centre Frame)			
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling unit 	None	Where: <ul style="list-style-type: none"> (a) all Dwelling and Rooming units are above ground storey level, and (b) in premises having a height and density of not more than the maximum provided for in this Precinct 	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			Developments <ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Fast food store • Office • Restaurant • Shop • Indoor recreation (not being licensed premises) 	Where in premises which <ul style="list-style-type: none"> (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level 	Where in premises which: <ul style="list-style-type: none"> (a) require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, the premises are situated above Ground storey level 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 4 – Mooloolaba, Precinct (3) Brisbane Road North(<i>Precinct Class = Town Centre Frame</i>)			
Any of the following: <ul style="list-style-type: none"> • Accommodation building 	None	Where: <ul style="list-style-type: none"> (a) all Dwelling and Rooming 	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
<ul style="list-style-type: none"> • Motel • Multiple dwelling unit 		<p>units are above Ground storey level, and (b) in premises having a height and density of not more than the maximum provided for in this Precinct</p>	<ul style="list-style-type: none"> • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<p>Convenience restaurant</p>	<p>None</p>	<p>Where not having a drive-through facility</p>	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<p>Any of the following:</p> <ul style="list-style-type: none"> • Fast food store • Office • Restaurant • Shop 	<p>Where in premises which (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level</p>	<p>Where in premises which: (a) require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			<ul style="list-style-type: none"> • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 4 – Mooloolaba, Precinct (4) Brisbane Road South (Precinct Class = Town Centre Frame)			
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling unit 	None	Where: <ul style="list-style-type: none"> (a) all dwelling and rooming units are above ground storey level and (b) in premises having a height and density of not more than the maximum provided for in this Precinct 	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			Environmentally sensitive areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Fast food store • Medical centre • Office 	Where in premises which: <ul style="list-style-type: none"> (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an 	Where in premises which: <ul style="list-style-type: none"> (a) require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
<ul style="list-style-type: none"> • Restaurant • Shop • Showroom 	<p>office, are situated above ground storey level</p>	<p>office, are situated above ground storey level</p>	<p>(if a restaurant or a fast food store)</p> <ul style="list-style-type: none"> • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<p>Planning Area 8 – Kunda Park, Precinct (1)Kuluin Gateway (<i>Precinct Class = Town Centre Frame</i>)</p>			
<p>Child care centre</p>	<p>None</p>	<p>All</p>	<ul style="list-style-type: none"> • Code for Child Care Centres • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			Commercial and Community Developments <ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
			(The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Fast food store • Funeral parlour • Garden centre • Medical centre • Office • Restaurant • Shop • Veterinary Clinic 	Where in premises which: <ul style="list-style-type: none"> (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an Office, are situated above Ground storey level 	Where in premises which: <ul style="list-style-type: none"> (a) require building work (other than minor building work) to accommodate the use, and (b) have a height of not more than the maximum provided for in this Precinct, and if for the purposes of an Office, are situated above Ground storey level 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2, A1.3 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

4.5 Table of Development Assessment for Material Change of Use in Industrial Precincts

(1) The Industrial Precinct classes are:

- **Core Industry;** and
- **Business and Industry.**

Table 4.6 Table of Development Assessment for Industrial Precincts³⁴

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Core Industry			
Agriculture	On a site having an area of at least 4 hectares	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, A5.3 and A6.1)
Caretaker's residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Code for Caretaker's Residence • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)

³ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

⁴ Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Community meeting hall	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which require building work (other than minor building work) to accommodate the use and which have a height of not more than 8.5 metres and 2 storeys	<ul style="list-style-type: none"> • Code for Erosion and Sediment Control Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) Where code assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Environmentally assessable industry	Where: <ul style="list-style-type: none"> (a) in premises which require no building work or only minor building work to accommodate the use, and (b) is not located on land which abuts a State Controlled Road, and (c) involving activities other than: animal product processing; asphalt or bitumen works; 	Where: <ul style="list-style-type: none"> (a) in premises which: <ul style="list-style-type: none"> (i) require building work other than minor building work to accommodate the use, or (ii) are located on land which abuts a State Controlled Road, and (b) on a site having an area of at least 2000m², and (c) involving activities other than: 	Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for Integrated Water

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
	<ul style="list-style-type: none"> • cement or concrete products manufacturing; • sand, gravel and stone crushers and screening plant, • glassworks; • tannery; • acid manufacturing; • air propelled sand blasting; • battery smelter and works; • boiling down works; • cattle trucking yard; • chemical works; • explosive manufacturing or storage depot; • flammable liquid or gas manufacturing; • paint manufacturing, • smelting works; • soap works; • food processing; • beverage production; • junk yard; • salvage yard; • any use involving radioactive substances or materials 	<ul style="list-style-type: none"> • animal product processing; • asphalt or bitumen works; • cement or concrete products manufacturing; • sand, gravel and stone crushers and screening plant; • glassworks; • tannery; • acid manufacturing; • air propelled sand blasting; • battery smelter and works; • boiling down works; • cattle trucking yard; • chemical works; • explosives manufacturing or storage depot; • flammable liquid or gas manufacturing; • paint manufacturing; • smelting works; • soap works; • food processing; • beverage production; • junk yard; • salvage yard; • any use involving radioactive substances or materials 	<p>Management</p> <ul style="list-style-type: none"> • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Any of the following:	None	All	<ul style="list-style-type: none"> • Code for Telecommunications

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> • Car washing station • Telecommunications facility (Medium Impact) 			<p>Facilities (if a telecommunications facility)</p> <ul style="list-style-type: none"> • Code for Service Stations and Car Washing Stations (if a car washing station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Transport station	None	Where involving the transport of freight	<ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • General industry • Landscape supplies • Light industry • Major utility • Rural service industry • Sales or hire yard • Service station • Storage yard • Vehicle depot • Vehicle repair workshop • Warehouse 	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) • Code for Service Stations and Car Washing Stations (if a service station - A3, A4, A5 and A6) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for the Development and Use of Rural service Industries (if a Rural service industry) • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes,

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Business and Industry			
Agriculture	On a site having an area of at least 4 hectares	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3,A4, A5.1, A5.2, A5.3 and A6.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Caretaker's residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Caretaker's Residence • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>(The Purpose and Elements 1 and 2)</p> <ul style="list-style-type: none"> • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Community meeting hall	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which require building work (other than minor building work) to accommodate the use and which have a height of not more than 8.5 metres and 2 storeys	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
	<ul style="list-style-type: none"> • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or martial arts coaching 		
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Any of the following: • Car washing station • Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Service Stations and Car Washing Stations (if a car washing station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Any of the following: <ul style="list-style-type: none"> • Funeral parlour • Garden centre • Landscape supplies • Light industry • Rural service industry • Sales or hire yard • Service station • Storage yard • Vehicle depot • Vehicle repair workshop • Warehouse 	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) • Code for Service Stations and Car Washing Stations (A3, A4, A5 and A6 - if a service station) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for the Development and Use of Rural Service Industries (if a Rural service industry) • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9

4.6 Table of Development Assessment for Material Change of Use in Other Precincts

- (1) The two other classes of Precinct incorporated in this Planning Scheme are:
- **Special Purpose;** and
 - **Master Planned Community Precincts.**

Table 4.7 Table of Development Assessment in Special Purpose and Master Planned Community Precincts ³⁴

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Special Purpose			
Caretaker's residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Caretaker's Residence • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

³ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

⁴ Material change of use not referred to in this table is (subject to the provisions of the) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable Acceptable Measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Planning Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any other purpose	<p>Where:</p> <p>(a) specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts:</p> <ul style="list-style-type: none"> • Planning Area No. 2 - Nambour Hospital (21) • Planning Area No. 9 - Sunshine Coast Airport (4) - Airport Periphery (8) - Mudjimba Community Land (14) - Marcoola Conservation (18); • Planning Area No.21 - Forest Glen Retirement Village (21); or <p>(b) if in any other Precinct, none⁸</p>	<p>Where:</p> <p>specified as code assessable in (a) Supplementary Table of Development Assessment referred to in Column 1; or (b) for the purpose stated in the name of the particular Precinct and involving other than minor building work (if not in a Precinct to which a Supplementary Table of Development Assessment applies)</p>	<ul style="list-style-type: none"> • Codes specified as applicable in the supplementary table of development assessment for the particular Precinct <p>OR</p> <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Extractive Industry (if an Extractive industry) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Master Planned Community			
Agriculture	None	Where other than turf farming	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

⁸ Development for the purpose stated in the name of the particular precinct is exempt if involving no building work or only minor building work (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Any of the following: <ul style="list-style-type: none"> • Detached house • Display home 	Where: <ul style="list-style-type: none"> not a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; and (d) One per lot where in the following precincts (or parts of precincts): <ul style="list-style-type: none"> • Image Flat (Precinct 28 in 	Where: <ul style="list-style-type: none"> a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	<p>Planning Area No. 2)</p> <ul style="list-style-type: none"> • Chancellor Park south (Precinct 8 in Planning Area No. 3), in the portion of the precinct east of Bellflower Road, • Peregrin South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, and excluding the area rezoned to the Sports Open Space zone on 20 August 1993 as amended by the rezoning of 9 May 1997; or (e) One per lot where in accordance with a plan of development or rezoning deed of agreement approved by Council prior to 1 June 2000, in the following precincts (or parts of precincts): <ul style="list-style-type: none"> • Twin Waters Residential (Precinct 15 in Planning Area No. 9) • Coolum Hyatt Resort (Precinct 8 in Planning Area No. 10) 		
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any purpose in Planning Area No. 10, Precinct 9 (Seaside Precinct)	Where in accordance with the rezoning approval, plan of development and “Architectural Code for Seaside”, approved by Council prior to 1 June 2000, in the Seaside precinct (Precinct 9 in Planning Area No. 10)	None	<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)⁹

⁹ In accordance with s6.1.24 of the Act, the rezoning conditions, plan of development and “Architectural Code for Seaside” approved by Council prior to 1 June 2000 in respect of the Seaside precinct (Precinct 9 in Planning Area No. 10) apply to this land.

Table 4.8 Supplementary Table of Development Assessment for the Special Purpose Precinct¹⁰¹¹

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹²	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹³
Planning Area 2 – Nambour, Precinct (21) - Nambour Hospital (Precinct Class = Special Purpose)			
Any of the following : <ul style="list-style-type: none"> • Accommodation building • Motel • Multiple dwelling unit 	None	Where in premises: <ul style="list-style-type: none"> (a) having a height and density of not more than the maximum provided for in this Precinct and (b) which are not on the site of a Hospital 	<ul style="list-style-type: none"> • Code for the Development and Use of Motels (if a motel) • Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height) • Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) • Code for Mixed Use Premises (if mixed use is proposed) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

¹⁰ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹¹ Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

¹² Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

¹³ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable ¹²	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ¹³
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Child care centre • Medical centre 	Where in premises requiring no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (if a medical centre- Element 6: A1.1, A1.2 and A2) and • Code for Child Care Centres (if a child care centre - Element 1: A 2.1, A2.2(a), and A4(a); Element 2: A1.1, A2.2, A2.3 and A3.2) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Child Care Centres (if a child care centre) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community residence	Where: (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Detached house	Where: not a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
Dual occupancy	None	Where: on a site having an area of not less than 800m ² ; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> • Code for Development and Use of Dual Occupancy • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Market	None	All	<ul style="list-style-type: none"> • Code for Markets • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (4) - Sunshine Coast Airport (Precinct Class = Special Purpose)			
Any of the following: • Car washing station	None	Where being for aviation and airport terminal services only	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (if an industrial use)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
<ul style="list-style-type: none"> • Environmentally assessable industry • Light industry • Office • Sales or hire yards • Service station • Showroom • Storage yard • Transport station • Vehicle depot • Vehicle repair workshop • Warehouse 			<ul style="list-style-type: none"> • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (8) - Airport Periphery (Precinct Class = Special Purpose)			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)
Outdoor recreation	None	Where located on the site of the existing Mudjimba Sports Complex	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (14) - Mudjimba Community Land (Precinct Class = Special Purpose)			
Indoor recreation	None	All	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Outdoor recreation	None	All	<ul style="list-style-type: none"> • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			<p>is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (18) Marcoola Conservation (Precinct Class = Special Purpose)			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	None	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)
Planning Area 21 – Forest Glen Retirement Village 21 (Precinct Class = Special Purposes)			
<ul style="list-style-type: none"> • Retirement Village • Residential Care Facility 	None	Where in premises: Having a building height of not more than 12m and not more than 3 storeys	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 21) • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.1) • Heritage Conservation Code (the purpose and Elements 1 and 2)

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5.0 ASSESSMENT OF OTHER FORMS OF DEVELOPMENT

5.1 Applicability of this Part

- (1) This part identifies assessment requirements where development is other than a material change of use. The Tables of Development Assessment describe the circumstances under which other development is self assessable and does not require a development application to be made (Column 1), requires an application to be made for code assessment (Column 2), or requires an application to be made, and publicly advertised, for impact assessment (Column 3).
- (2) Development that is not identified as self assessable or code or impact assessable in the Tables of Development Assessment in this section is exempt. For self assessable development, the whole of the code or only part of the code comprising of the Element(s) and/or Acceptable Measures (A) may be identified as applicable.
- (3) The applicable codes for self and code assessable development mentioned in the Tables of Development Assessment are referred to in Column 4.
- (4) The Acceptable Measures in codes (or parts of codes) identified as applicable to self assessable development are mandatory for that development. Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable. The applicable code(s) for an application for code assessment in such circumstances will be the whole of the code(s) listed as applicable to the self assessable development. No other codes will be applicable.
- (5) Assessment levels may be affected by the Tables of Development Assessment for Special Management Areas contained in section 6 of this Volume. The highest assessment level prevails, as explained in section 2.4 (2).
- (6) The Tables of Development Assessment need to be read in conjunction with the relevant provisions of the Act (including its Schedule 8).
- (7) Table 5.3 Self Assessable and Assessable Lot Reconfiguration also needs to be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

5.2 Table of Development Assessment for Building Work

Table 5.1 Self-Assessable and Assessable Building Work¹⁴

This Table relates to building work where **not** associated with a material change of use

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
Building work associated with any of the following <ul style="list-style-type: none"> • Community Residence • Detached house • Display home 	Where: <ul style="list-style-type: none"> (a) not a Removal house; and (b)(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where: <ul style="list-style-type: none"> (a) a Removal house; and (b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Other than referred to in Columns 1 or 2	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Building work associated with any other purpose	Other than as referred to in Column 3 ¹⁷	None	Where exceeding the maximum height provided for in the particular Precinct	<ul style="list-style-type: none"> • The use specific code that would apply to a material change of use for the purpose associated with the building work • Blackall Range Local Area Code (if in the Blackall Range Planning Area)

¹⁴ In part 3 of chapter 1 of the Act, "building work" is defined as:

"(a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or

(b) excavating or filling -

(i) for, or incidental to, the activities mentioned in paragraph (a) ;or

(ii) that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land; or

(c) supporting (whether vertically or laterally) land for activities mentioned in paragraph (a)".

¹⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

¹⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹⁷ Applicants should note that building work may still be assessable under the Building Code of Australia and Standard Building Regulations.

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
				<ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

5.3 Table of Development Assessment for Operational Work

Table 5.2 Self-Assessable and Assessable Operational Work¹⁸

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ¹⁹	Code Assessment	Impact Assessment	Applicable Codes ²⁰
Excavation or Filling (whether or not associated with a material change of use)			
Where (a) in a Rural Precinct or the Sustainable Rural Residential Precinct and: (i) involving less than 150m ³ of material if on a lot of 6000m ² or more; or (ii) involving less than 50m ³ of material if on a lot of less than 6000m ² ; or (b) involving less than 50m ³ of material in any other Precinct	Other than as referred to in Column 1	None	Where self assessable: <ul style="list-style-type: none"> Operational Works Code (Element 4, A1.1-1.5 and A3.1-3.3) Erosion and Sediment Control Code (A1.1(b)) Where code assessable: <ul style="list-style-type: none"> Operational Works Code (The Purpose and Elements 4 and 5) Code for Integrated Water Management Code for Transport, Traffic and Parking Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Forest Glen Local Area Code (if in Planning Area 21, Precinct 9, 18, 19, 20 or 21) Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this Volume – Element 3) Code for Erosion and Sediment Control
Placing an advertising device on premises²¹ (whether or not associated with a material change of use)			
Where:	Where:	All third party signs	Where self assessable:

¹⁸ In part 3 of chapter 1 of the Act, “operational work” means:(a)extracting gravel, rock, sand or soil from the place where it occurs naturally; or planting trees or managing, felling and removing standing timber for an ongoing forestry business (whether in a native forest or a plantation); or excavating or filling that materially affects premises or their use; or placing an advertising device on premises; or undertaking work (other than destroying or removing vegetation) in, on, over or under premises that materially affects premises or their use; but does not include building, drainage or plumbing work”.

¹⁹ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

²⁰ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

²¹ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
(a) Identification signs: <ul style="list-style-type: none"> • Freestanding signs • Flush wall signs (other than high rise building signs) • Awning fascia sign • Under awning sign • Created awning sign • Projecting wall signs; or (b) Other signs: <ul style="list-style-type: none"> • Statutory signs • Illuminated signs 	(a) Identification signs: <ul style="list-style-type: none"> • High rise building sign • Above awning sign • Roof signs; or (b) Other signs: <ul style="list-style-type: none"> • Moving sign • 3D Replica signs, object or shape • any other sign not defined 		<ul style="list-style-type: none"> • Code for the Siting and Design of Advertisements (Element 1: A1.1–A1.5, and A2.1; Element 2: A1.1, A1.5(a, b and c) and A1.6; Element 3: A1.1, A1.2, A2.1–A2.3, A4.1, A4.2, A5.1–A5.5, A11.1–A11.3, A12.1–A12.3 and A13) • Where code assessable: • Code for the Siting and Design of Advertisements • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21) • Heritage Conservation Code (The Purpose and Elements 1 and 2)
Landscaping (whether or not associated with a material change of use)			
None ²²	Where: <ul style="list-style-type: none"> (a) associated with the material change of use of premises where such a change of use is assessable development, other than for the purposes of a Detached house, Community Residence, Display home or Home based business, or (b) associated with the Reconfiguring of a lot. 	None	<ul style="list-style-type: none"> • Code for Landscaping Design • Code for Integrated Water Management • Operational Works Code • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area)

²²Landscaping work is otherwise exempt under this table (refer section 4.1(2) of this Volume).

²³Note that street lighting being operational works associated with a reconfiguration of a lot is made assessable under the 'Engineering Works' heading (refer item (c) in column 2 in that section of the table).

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
			<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21)
Outdoor Lighting²³ (whether or not associated with a material change of use)			
<p>Where:</p> <p>(a) on a tennis court used for domestic purposes only in a Residential, Rural or Master Planned Community Precinct or</p> <p>(b) on Integrated tourist facility, Commercial, Industrial, Recreational or Community premises:</p> <p>(i) within a car parking area, or</p> <p>(ii) any other part of the premises where the site adjoins a Residential or Sustainable Rural Residential Precinct, or</p> <p>(iii) for Outdoor recreation</p>	<p>Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with</p>	None	<ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (if a domestic tennis court - Element 11: A1.1) • Code for Industries in Urban Areas (if on other than residential premises - Element 4:A5.1) • Code for Erosion and Sediment Control
Engineering Works (whether or not associated with a material change of use)			
<p>Where a driveway or driveway crossover for a Detached house or Display home.</p>	<p>Where:</p> <p>(a) in relation to a Telecommunications facility (Medium Impact); or (b) within any road reserve (other than a driveway or driveway crossover for a Detached house or Display home,); or</p> <p>(c) associated with the Reconfiguring of a Lot; or</p> <p>(d) associated with an assessable material change of use (other than a driveway or driveway crossover for a Detached house or Display home); or</p> <p>(e) for Prescribed Tidal Work ⁶⁷ associated with a Detached House or Display Home.</p>	None	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Element 12: Vehicle Parking and Access) <p>Where Code Assessable Engineering Works other than Prescribed Tidal Work associated with a Detached House or Display Home:</p> <ul style="list-style-type: none"> • Operational Works Code • Code for Integrated Water Management • Code for Transport, Traffic and Parking • Code for Telecommunication Facilities (if a telecommunications facility (medium impact) • Code for Erosion and Sediment Control <p>Where code assessable for Prescribed Tidal Work associated with a Detached House or Display Home:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Element 18) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21)

⁶⁷Prescribed Tidal Work is defined by sections 14 and 15 of the Coastal Protection and Management Regulation 2003.

5.4 Table of Development Assessment for Lot Reconfiguration

(1) The Rural Precinct classes are:

- Sustainable Cane Lands;
- Sustainable Horticultural Lands;
- Sustainable Pastoral Lands;
- Water Resource Catchment Areas; and
- General Rural Lands.

(2) The Residential Precinct classes are:

- Hillslope Residential Precincts;
- Neighbourhood Residential Precincts;
- Mixed Housing Precincts;
- Multi-storey Residential Precincts and
- Sustainable Rural Residential Precincts.

(3) The Centre Precinct classes are:

- Town Centre Core;
- Town Centre Frame;
- Village Centre; and
- Local Centre.

(4) The Industrial Precinct classes are:

- Core Industry; and
- Business and Industry.

5.4 Table of Development Assessment for Lot Reconfiguration

Table 5.3 Self-Assessable and Assessable Lot Reconfiguration²⁴

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
Rural Precincts			
None	All other than as referred to in Column 3.	<p>(a) Where other than the subdivision of an existing or approved building and any of the following apply:</p> <p>(i) Creating one or more additional²⁷ lots in a Rural Precinct having an area of less than the minimum lot size specified for the relevant Precinct in Table 8.2 – in the Code for Reconfiguring Lots;</p> <p>(ii) Creating one or more additional²⁸ lots in Precinct 5 (Buderim Non-Urban) in Planning Area No. 6 (Buderim); Or</p> <p>(b) Creating a lot through volumetric subdivision where not associated with an existing or approved building</p>	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Residential Precincts			
None	Where on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in Appeal No. 37 of 1994 dated 3 July 2009 and Drawing Number 9455/001-D dated December 2006 as amended as per the conditions of the order. All other than as referred to	<p>(a) Where other than the subdivision of an existing or approved building and any of the following apply:</p> <p>(b) Creating a lot in a Hillslope Residential or Neighbourhood Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the</p>	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if

²⁴ This Table needs to be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan. Note that Division 3 may affect any of the Maroochy Plan precincts and is not limited to the rural precincts.

²⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

²⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

²⁷ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

²⁸ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
	in Column 3.	<p>Code for Reconfiguring Lots²⁹ and:</p> <p>(1) the site area of the parent lot/s is less than 1ha; or</p> <p>(2) if more than 25% of the total number of new lots being created are less than the minimum lot size; or</p> <p>(ii) Creating a lot in a Sustainable Rural Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the Code for Reconfiguring Lots³⁰</p> <p>(ii) Creating one or more additional³¹ lots in any of the following Precincts:</p> <ul style="list-style-type: none"> • In Planning Area No. 2 (Nambour): <ul style="list-style-type: none"> - Nambour Landscape Conservation (Precinct 7); - Nambour Landscape Residential (Precinct 6); - Burnside West (Precinct 12); - Petrie Creek (Precinct 13); - Panorama Scarp (Precinct 14); - Parklands (Precinct 27); • In Planning Area No. 6 (Buderim): <ul style="list-style-type: none"> - Buderim Scarp Landscape Conservation (Precinct 4); - Buderim North Hilltop Residential (Precinct 8); - Buderim Scarp Acreage Residential (Precinct 12); - Wises' Farm South (Precinct 15); • In Planning Area No. 13 (Bli Bli): <ul style="list-style-type: none"> - Bli Bli North (Precinct 3); • In Planning Area No. 14 (Palmwoods): <ul style="list-style-type: none"> - Hobson Street Hill (Precinct 6); - Paskins Road Area 	<p>in the Buderim Planning Area, Precinct 2)</p> <ul style="list-style-type: none"> • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3) • Code for Detached Houses and Display Homes (if for Detached Houses or Display Homes) Elements 1, 2, 3, and 4 • Code for Erosion and Sediment Control

²⁹ Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct and the slope category shown on Regulatory Map 1.3.

³⁰ Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct. Where Table 8.2 in the code nominates both a minimum lot size and an average lot size, the trigger for impact assessment in accordance with this assessment table is the nominated minimum lot size only.

³¹ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
		(Precinct 9); - South-Western Gateway (Precinct 10); - South-Eastern Gateway (Precinct 10); - Jubilee Drive Area (Precinct 12); • In Planning Area No. 16 (Yandina): - Old Gympie Road (Precinct 6); - Yandina North (Precinct 7); • In Planning Area No. 15 (Woombye): - Tanton's Road (Precinct 5); • In Planning Area No. 17 (Eumundi): - Eumundi North (Precinct 3); - Eumundi West (Precinct 4); - Eumundi East (Precinct 5); • In Planning Area No. 18 (Kenilworth): - Kenilworth North (Precinct 3) OR (b) If creating a lot through volumetric subdivision, where not associated with an existing or approved building	
Centre Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A or 1B) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable²⁵	Code Assessment	Impact Assessment	Applicable Codes²⁶
			areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3) • Code for Erosion and Sediment Control
Industrial Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Master Planned Community Precincts			
None	Where in accordance with a plan of development approved by Council prior to the date of the Planning Scheme coming into effect, in the following precincts:	Where any of the following apply: Creating one or more additional lots ³² ; Creating a lot through	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and

³² That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
	<ul style="list-style-type: none"> Image Flat (Precinct 28 in Planning Area No. 2), Seaside (Precinct 9 in Planning Area No. 10), Twin Waters Residential (Precinct 15 in Planning Area No. 9) Column Hyatt Resort (Precinct 8 in Planning Area No. 10). <p>Where in accordance with a local area structure plan or a development plan approved by Council, in the in the following precincts (or parts of precincts):</p> <ul style="list-style-type: none"> Peregian South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, Chancellor Park South (Precinct 8 in Planing Area No. 3), in the portion of the precinct east of Bellflower Road. Where creating a lake or canal 	<p>volumetric subdivision, where not associated with an existing or approved building</p>	<p>Parking</p> <ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2) Code for Erosion and Sediment Control
Special Purpose Precincts			
None	None	All	<ul style="list-style-type: none"> Code for Reconfiguring Lots Code for Integrated Water Management Operational Works Code Code for Transport, Traffic and Parking Blackall Range Local Area Code (if in the Blackall Range Planning Area) Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 or 21) Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
			shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

6.0 ASSESSMENT OF DEVELOPMENT IN SPECIAL MANAGEMENT AREAS

6.1 Applicability of this Part

- (1) This part identifies assessment requirements for a material change of use or other development in each of the Special Management Areas. These assessment requirements relate only to development proposed on a site which is either wholly or partly within a Special Management Area that is specifically mapped or, in the case of the Cultural Heritage Places Special Management Area, listed. The relevant maps and lists are identified in paragraph (7) below.
- (2) The Table of Development Assessment describes the circumstances under which development for particular purposes is self assessable and does not require a development application to be made (Column 1) or requires an application to be made for code assessment (Column 2), or requires an application to be made, and publicly advertised, for impact assessment (Column 3).
- (3) Development that is not identified as self assessable or code or impact assessable in the Table of Development Assessment in this section is exempt. However, assessment levels may be affected by the Tables of Development Assessment contained in sections 4 and 5 of this Volume. The highest assessment level prevails, as explained in section 2.4 (2). Where a development is made exempt under the Tables of Development Assessment in this part, it may still be self assessable or assessable under a Table of Development Assessment for a particular Precinct Class or for Other Development.
- (4) The applicable codes for self and code assessable development mentioned in the Tables of Development Assessment are referred to in Column 4. For self assessable development, the whole of the code or only part of the code comprising of Element(s) and/or Acceptable Measures (A) may be identified as applicable. These codes are additional to those identified as being applicable to the particular development in the Tables of Development Assessment contained in sections 4 and 5 of this Volume.
- (5) The Acceptable Measures in codes (or parts of codes) identified as applicable to self assessable development are mandatory for that development. Self assessable development that does not comply with the applicable measures is to be taken to be code assessable. The applicable code(s) for an application for code assessment in such circumstances will be the whole of the code(s) listed as applicable to the self assessable development. No other codes will be applicable.
- (6) The Tables of Development Assessment also need to be read in conjunction with the relevant provisions of the Act (including its Schedule 8).
- (7) The Special Management Areas are:
 - Nature Conservation Management Areas (shown on Regulatory Map No 1.1);
 - Waterways, Wetlands and Fish Habitat Areas (shown on Regulatory Map No 1.2, 1-2 of 2);
 - Steep and Unstable Land (shown on Regulatory Map No 1.3, 1-2 of 2);
 - Acid Sulfate Soils Area (shown on Regulatory Map No 1.4);
 - Flood Prone and Drainage Constraint Areas (shown on Regulatory Map No 1.5);
 - Cultural Heritage Places (listed in the schedule to section 7 or identified in section 7.4 of this volume);
 - Water Resource Catchment Area (shown on Regulatory Map No 1.6);
 - Bushfire Prone Areas (shown on Regulatory Map No 1.7);
 - Sunshine Coast Airport (shown on Regulatory Map No 1.8, 1-7 of 7);
 - Mineral and Extractive Resources and Buffer Areas (shown on Regulatory Map No 1.9).
- (8) These Tables also need to be read in conjunction with Division 2 or 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

6.2 Table of Development Assessment for Material Change of Use in the Special Management Areas

Table 6.1 Table of Development Assessment for Material Change of Use in the Special Management Areas^{111 112}

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
Nature Conservation Management Areas¹¹⁵				
Aquaculture (minor)	None	All	None	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Forestry	None	None	Where native forest harvesting	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity
Waterways, Wetlands and Fish Habitat Areas				
Aquaculture (minor)	None	All where within 100m of a waterway, wetland or fish habitat area.	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands
Stable	None	All where within: <ul style="list-style-type: none"> (a) 50 metres of a Waterway; or (b) 100 metres of a Wetland or Fish Habitat Area 	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands
Any of the following: <ul style="list-style-type: none"> • Environmentally assessable industry • General industry • Landscape supplies • Rural service industry • Sales or hire yard • Storage yard • Service station 	None	Where in premises within 100 metres of a Waterway, Wetland or Fish Habitat Area and: <ul style="list-style-type: none"> (a) which require no building work or only minor building work to accommodate the use and involving a site area of greater than 2000m²; or 	None	<ul style="list-style-type: none"> Code for Waterways and Wetlands

¹¹¹ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹¹² Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 6.1(3) of this Volume)

¹¹³ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

¹¹⁴ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹¹⁵ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
<ul style="list-style-type: none"> • Vehicle depot • Vehicle repair workshop • Warehouse 		(b) which require building work other than minor building work to accommodate the use and involving a site area of any size.		
Any other purpose other than a Detached house or Display home	None	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) within 100 metres of a Waterway, Wetland or Fish Habitat Area	None	<ul style="list-style-type: none"> • Code for Waterways and Wetlands
Steep and Unstable Land				
Any purpose other than a Community Residence, Detached house or Display home	Where specified as self assessable in a Table of Development Assessment for the relevant Precinct or Precinct class and: (a) involving building work other than minor building work on a site having a slope of 15% or more as shown on Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class and on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard; or (b) identified as having a low or very low landslip hazard within areas A – H and having a slope of 15% or more; or	None	Where self assessable: <ul style="list-style-type: none"> • Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) If in the circumstances set out in paragraph (b) only: Element 1, A1.1

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
<i>continued</i>	<p>on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having:</p> <p>(i) a moderate, high or very high landslip hazard; or</p> <p>(ii) identified as having a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or</p> <p>(iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more; and</p> <p>(2) the use would require building or other works that involve:</p> <p>(i) excavation or filling of more than 50m³ of material (other than the placement of topsoil not exceeding 100mm in depth); or</p> <p>(ii) cuttings and fillings with a vertical depth of 1.5 metres or greater relative to the ground level; or</p> <p>(iii) re-directing or impeding water flows in an existing water course or surface stormwater drain (whether natural or man-made); or</p> <p>(iv) constructing impermeable surface areas (including roofed areas) of more than 50m²; or</p> <p>(v) re-profiling the ground surface of more than 50m²; or</p> <p>(vi) vegetation clearing exceeding 50m², being</p>	<p>(c) identified as having a low or very low landslip hazard in other areas, and having a slope of 20% or more</p>		<p>Where code assessable:</p> <ul style="list-style-type: none"> Code for Development on Steep and Unstable Land

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
<i>continued</i>	the area that includes the extent of the cleared tree canopy; or (vii) the construction of an on-site sewerage facility.			
Acid Sulfate Soil Areas				
Any of the following: <ul style="list-style-type: none"> • Agriculture • Animal husbandry • Aquaculture • Forestry • Roadside stall • Stable 	None	(a) Where on land below the 20m AHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5m AHD contour identified on Regulatory Map 1.4 and involving: <ul style="list-style-type: none"> (i) excavating or otherwise removing of 100m³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5m AHD with 500m³ or more of material at an average depth of 0.5m or greater 	None	<ul style="list-style-type: none"> • Code for Assessment and Management of Acid Sulfate Soils
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class, and: <ul style="list-style-type: none"> (a) on land below the 20m AHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m³ or more of material which is at or below 5m AHD; or 	None	<ul style="list-style-type: none"> • Code for Assessment and Management of Acid Sulfate Soils

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(b) on land at or below the 5m AHD contour identified on Regulatory Map 1.4 and involving: <ul style="list-style-type: none"> (i) excavating or otherwise removing of 100m³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5m AHD with 500m³ or more of material at an average depth of 0.5m or greater 		
Flood Prone and Drainage Constraint Areas				
Any of the following: Stable Roadside stall	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	Code for Integrated Water Management (Element 3: A1.1(a))
Aquaculture	None	All	None	<ul style="list-style-type: none"> • Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Community Residence	None	All	None	<ul style="list-style-type: none"> • Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> • Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Cultural Heritage Places				
Any of the following: <ul style="list-style-type: none"> • Agriculture • Animal husbandry • Caretaker's residence • Community residence • Detached house • Display home • Forestry 	None	Where : <ul style="list-style-type: none"> (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use; or 	Where: <ul style="list-style-type: none"> (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; or 	<ul style="list-style-type: none"> • Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	(b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Aquaculture • Bed and Breakfast • Dual occupancy • Intensive animal husbandry • Motel • Multiple dwelling unit • Roadside stall • Rural service industry 	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	<ul style="list-style-type: none"> • Heritage Conservation Code
Any other purpose	None	Where: (a) on a place listed in the schedule to Section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use, or (b) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work (other than minor building work) to accommodate the use; or	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; ^{or} (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	<ul style="list-style-type: none"> • Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹³	Code Assessable	Impact Assessable	Applicable Codes ¹¹⁴
		(c) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.		
Water Resource Catchment Areas				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Bushfire Prone Areas				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Community Residence	None	All	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Sunshine Coast Airport				
Any purpose other than a Detached house or Display home	Where: (a) specified as self assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-4 of 7 of Regulatory Map No 1.8	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-7 of 7 of Regulatory Map No 1.8	None	Where self assessable: <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport (A1.1-A1.11) Where code assessable: <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport
Mineral and Extractive Resources and Buffer Areas¹¹⁶				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> Code for Protection of Extractive Resources
Community Residence	None	All	None	<ul style="list-style-type: none"> Code for Protection of Extractive Resources

¹¹⁶ The Planning Scheme does not make assessable any development that is exempt under Schedule 8 of the Integrated Planning Act, including mining activities under the Environmental Protection Act or activities under the Mineral Resources Act.

6.3 Table of Development Assessment for Other Development in the Special Management Areas

Table 6.2 Table of Development Assessment for Other Development in the Special Management Areas^{117 118}

Purpose	Column 1 Self-Assessable ¹¹⁹	Column 2 Code Assessable	Column 3 Impact Assessable	Column 4 Applicable Codes ¹²⁰
Nature Conservation Management Areas ¹²¹				
Excavation and filling	None	Where involving 50m ³ or more of material within the area shown on Regulatory Map 1.1	None	• Code for Nature Conservation and Biodiversity
Reconfiguring a lot	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
Waterways, Wetlands and Fish Habitat Areas				
Building work for any purpose other than a Detached house or Display home (where not associated with a material change of use)	Where: (a) other than minor building work; and (b) the actual building work is located within: (i) 50 metres of a Waterway; or (ii) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Waterways and Wetlands (A1.1, A1.2, A1.3 and A1.4)
Excavation and filling	None	None	Where involving 50m ³ or more of material within: (a) 50 metres of a Waterway; or (b) 100 metres of a Wetland or Fish Habitat	• Code for Waterways and Wetlands

¹¹⁷ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹¹⁸ Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 4.1(2) of this Volume).

¹¹⁹ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

¹²⁰ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹²¹ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
			Area; as shown on Regulatory Map 1.2	
Reconfiguring a lot	None	Where a boundary realignment and within: (a) 50 metres of a waterway; or (b) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Where other than listed in Column 2 and within: (a) 50 metres of a Waterway; or (b) 100m of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	• Code for Waterways and Wetlands
Any other operational works	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and within 100 metres of a Waterway, Wetland or Fish Habitat Area as shown on Regulatory Map 1.2	None	• Code for Waterways and Wetlands
Steep and Unstable Land				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	Where: (a) Other than minor building work and on a site having a slope of 15% or more as shown on Regulatory Map 1.3(2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (i) a moderate, high or very high landslip hazard; or	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) if in the circumstances set out in paragraph (b) only: Element 1, A1.1

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
<i>continued</i>	(ii) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more; and (2) the building works involve: (i) earthworks exceeding 50m ³ (other than the placement of topsoil); or (ii) vegetation clearing ¹²²			
Excavation and filling	None	Where involving 50m ³ or more of material (other than the placement of topsoil), and on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard; or (b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (c) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> Code for Development on Steep and Unstable Land

¹²² Vegetation clearing is defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Reconfiguring a lot	None	Where on a site identified on Regulatory Maps 1.3 (1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard, or (b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (c) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> Code for Development on Steep and Unstable Land
Any other Operational works	None	Where: (a) specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1; and (b) involving: (i) earthworks exceeding 50m ³ (other than the placement of topsoil); or (ii) vegetation clearing ¹²³ ; and (c) on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (i) a moderate, high or very high landslip hazard; or (ii) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> Code for Development on Steep and Unstable Land

¹²³ Vegetation clearing is defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Acid Sulfate Soils Areas				
Excavation and filling	None	(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m ³ or more of material at an average depth of 0.5m or greater	None	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils
Reconfiguring a lot	None	(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m ³ or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m ³ or more of material at an average depth of 0.5m or greater	None	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Flood Prone and Drainage Constraint Areas				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	None	Where involving: (a) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or (b) vegetation clearing within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway	None	<ul style="list-style-type: none"> Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Excavation and filling	None	Where involving: (a) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or (b) vegetation clearing ¹²⁴ within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway ¹²⁵	None	<ul style="list-style-type: none"> Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other Operational works	None	Where: (a) specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1; and (b) involving: (i) net filling exceeding 50m ³ within the area shown on Regulatory Map 1.5; or	None	<ul style="list-style-type: none"> Code for Integrated Water Management (The Purpose and Element 3, Flooding)

¹²⁴ Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme

¹²⁵ Waterway and floodway are defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
		(ii) vegetation clearing ¹²⁶ within the area shown on Regulatory Map 1.5; or (iii) physical alteration to a waterway or floodway ¹²⁷		
Cultural Heritage Places				
Building work (where not associated with a material change of use), for the purposes of: • Community Residence • Detached house • Display home	None	Where involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Building work for any other purpose (where not associated with a material change of use)	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Excavation and filling	None	(a) Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and on a place listed in the	None	• Heritage Conservation Code

¹²⁶ Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme.

¹²⁷ Waterway and floodway are defined in Volume 1 of this Planning Scheme.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
		schedule to section 7 of Volume 1 of the Planning Scheme		
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Heritage Conservation Code
Placing an advertising device on premises, being other than a statutory sign	None	Where: (a) on or adjacent to a place listed as having heritage significance in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) on a place identified in section 7.4(2)(a) or (b) of Volume 1 of the Planning Scheme	None	<ul style="list-style-type: none"> Heritage Conservation Code
Water Resource Catchment Areas				
Excavation and filling	None	Where involving 50m ³ or more of material with the area shown on Regulatory Map 1.6	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Reconfiguring a lot	None	Other than referred to in Column 3	Where: (a) in a Rural Precinct or Sustainable Rural Residential Precinct; and (b) not being the subdivision of an existing or approved building.	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1	None	<ul style="list-style-type: none"> Code for Development in Water Resource Catchment Areas
Bushfire Prone Areas				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Development in Bushfire Prone Areas
Sunshine Coast Airport				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable ¹¹⁹	Code Assessable	Impact Assessable	Applicable Codes ¹²⁰
Outdoor Lighting	Where: (a) associated with any purpose other than a detached house or display home; and (b) within 6km of runways (as shown on Regulatory Map No 1.8 (3 of 7))	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	<ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport (A1.7)
Any other building or operational works for any purpose other than a Detached house or Display home	Where: (a) specified as self assessable in a Table of Development Assessment for other development in section 5 of Volume 1; and (b) within the area shown on sheets 1, 2 or 4 of 7 of Regulatory Map No 1.8	Where: (a) specified as code assessable in a Table of Development Assessment for other development in section 5 of Volume 1; and (b) within the area shown on sheets 1, 2 or 4 of 7 of Regulatory Map No 1.8	None	<p>Where self assessable:</p> <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport (A1.1, A1.2 and A1.7-A1.11) <p>Where code assessable:</p> <ul style="list-style-type: none"> Code for Development in the Vicinity of the Airport
Mineral and Extractive Resources and Buffer Areas				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> Code for Protection of Extractive Resources

7.0 PARTICULAR REQUIREMENTS FOR PLACES HAVING CULTURAL HERITAGE SIGNIFICANCE

- (1) Council recognises the importance of conserving the Shire's cultural and architectural heritage. This part describes Council's particular requirements for assessing development of, in, or otherwise affecting places having cultural heritage significance.
- (2) Places of cultural heritage significance in the Shire are considered in three distinct categories:
 - (i) Places having **indigenous cultural heritage significance** specifically associated with activities and lifestyles of indigenous inhabitants of the area and their ancestors;
 - (ii) Places having **historic cultural heritage significance** generally associated with human activities since the beginning of non-indigenous settlement of the area, as well as natural places which have meaning for people of the current day; and
 - (iii) Places having **townscape significance** because their particular townscape, character or streetscape qualities are valued by people of the current day.
- (3) In order to adequately protect and manage cultural heritage places in the Shire it is necessary that such places and their values are properly identified and assessed as part of any potentially impacting development or redevelopment proposals.

7.1 Assessment Requirements for Places with Cultural Heritage Significance

- (1) Applicants should note that particular assessment requirements, beyond those outlined in this section, may exist for places having cultural heritage significance, including cultural relics and areas of archaeological interest, where they have been identified, listed or declared under relevant State or Commonwealth legislation.
- (2) (a) Separate from any existing State or Commonwealth legislation, Council may determine from time to time which places it considers have indigenous, historic and/or townscape cultural heritage significance to the Shire, and may also identify such places in the Schedule to this section. Council will work in cooperation with local communities, particularly historical associations and societies and appropriate indigenous representatives, to identify places of cultural heritage value and add them to the Schedule.
 - (b) Inclusion of places of indigenous cultural heritage significance in the Schedule will occur in a manner sensitive to the cultural beliefs of the indigenous community.
- (3) In order for Council to conserve and manage the values of cultural heritage places (including places having indigenous, historic and/or townscape significance) within the Shire, assessable development on or adjacent to a significant cultural heritage place may be assessed against Council's Heritage Conservation Code.
- (4) The Queensland Government maintains both the Queensland Heritage Register (under the *Queensland Heritage Act 1992*) and the Queensland Cultural Heritage Inventory of Places or QCHIP. Both registers provide information on places having, or potentially having, cultural heritage significance. The Heritage Conservation Code is likely to apply to places listed on these registers.
- (5) In assessing whether a place has or may have significant cultural heritage value Council will, at a minimum, consider whether the place:
 - (a) displays historical, economic or social themes that are of importance to the Shire or locality;
 - (b) represents customs or ways of life that are characteristic of the Shire or locality;
 - (c) has played an important part in the lives of Shire or local residents;
 - (d) displays aesthetic merit, design characteristics or construction techniques of significance to the Shire or locality;
 - (e) is associated with a notable Shire or local personality or event;
 - (f) is a notable Shire or local landmark;
 - (g) is important to the visual character and amenity of the local streetscape and its removal or demolition would significantly diminish the visual character of the local streetscape;
 - (h) is in a locality where little redevelopment has occurred such that the visual character and amenity of the local streetscape has remained largely unaffected over time; or
 - (i) has cultural significance to a particular group within the community.
- (6) In assessing an application for development relating to or materially affecting a place of cultural heritage significance, Council will particularly consider:

7. PARTICULAR REQUIREMENTS FOR PLACES HAVING CULTURAL HERITAGE SIGNIFICANCE

- (a) whether the development will maintain or enhance the cultural heritage significance of the place;
- (b) whether the development is likely to have any significant adverse effect on the significant cultural heritage values of the place, and the extent of such effect; and
- (c) whether there is any prudent and feasible alternative to the development as proposed which would ensure the conservation of the cultural heritage significance of the place.

7.2 Indigenous Cultural Significance

- (1) *The Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987* provides for the protection and management of features within the State which are of heritage significance for anthropological, cultural, historic, prehistoric or societal reasons including *inter alia* sites, items and places having cultural heritage significance and/or significance to indigenous Australians. Where development would result in the removal, destruction or degradation of the heritage values of part of Landscapes Queensland or the Queensland Estate, as defined by the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*, the applicant should be aware of any particular requirements of that Act.
- (2) The community values the indigenous cultural heritage of the Shire. Places having indigenous cultural heritage significance are those which:
 - (a) have been previously identified (such as bora rings, artefact scatters, middens, and scarred trees) as having particular cultural heritage significance to indigenous Australians;
 - (b) have been entered on the Site Inventory for the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*, the Queensland Heritage Register of the *Queensland Heritage Act 1992*; included on the Commonwealth Register of the National Estate as a place of indigenous cultural significance; or listed under any other relevant State or Commonwealth legislation;
 - (c) have been identified by Council and are included in the Schedule to this part.
- (3) Places potentially having indigenous cultural heritage significance include those areas which are identified within any relevant the Planning Scheme maps as having potential to contain places of cultural heritage significance;

- (a) possess natural environment values of significance which have been identified in the regulatory maps which form a part of this Planning Scheme;
- (b) include cultural landscapes containing notable natural physical features such as waterways, areas of high natural scenic amenity or conservation integrity, escarpments, peaks, rock formations, ridgelines or other elements which may be important to the local community and/or integral to local indigenous tradition or spiritual beliefs or otherwise of scientific interest;
- (c) provide evidence of how indigenous Australians used the land and enable present and future generations of indigenous Australians to maintain their connection with the land;
- (d) include areas which are within public open space reserves or which are included in the Conservation or Rural or Valued Habitat preferred dominant land use areas shown on the Strategic Plan map and are relatively undisturbed;
- (e) include land within 100 metres of a waterway, wetland or a natural potable water source; or
- (f) are located within a Coastal Management Control District.

7.3 Historic Cultural Significance

- (1) The historic cultural heritage of the Shire is valued by the community. Places having historic cultural heritage significance to which the provisions of this section apply may include: buildings, other structures and items, parks, cemeteries, trees, landscapes, localities, relics, submerged relics, archaeological sites, and other places and items, which contribute in an important or otherwise notable way to an understanding of the historical development of the Shire and/or a particular locality.
- (2) In assessing the historic cultural heritage significance of a place, Council will have regard to whether or not the place:
 - (a) demonstrates the evolution or pattern of the Shire or locality's history;
 - (b) demonstrates rare, uncommon or endangered aspects of the cultural heritage of the Shire or locality;
 - (c) has the potential to yield information that will contribute to an understanding of the history of the Shire or a locality;
 - (d) is important in demonstrating the principal

characteristics of a particular class of cultural place; is important in demonstrating particular aesthetic characteristics valued by the community or a particular cultural group within the community;

- (a) is important in demonstrating a high degree of creative or technical achievement at a particular period;
- (b) has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- (c) has a special association with the life or work of a particular person, group or organisation of importance in the history of the Shire or local community.

7.4 Townscape Significance

- (1) The community also values areas having townscape or streetscape significance. While such areas may not otherwise qualify as places of cultural heritage significance, they contribute to an appreciation of the particular qualities that make one place different to another and provide a meaningful link with the historical development of those qualities. Such qualities may be the result of the types of buildings, the street pattern, plantings, fence types, the distribution of buildings along streets, and architectural features such as shop-fronts with leadlight transoms.

- (2) Places of townscape significance include:

(a) all buildings within the Shire which were built before 1945 (whether or not the place has been modified); or

(b) all land (other than road reserves) within the Village Centre Precinct in:

- Buderim
- Palmwoods
- Woombye
- Yandina
- Eumundi
- Kenilworth; or

(c) all land within (other than road reserves) the following Precincts:

- Eudlo Local Centre
- Eudlo Village Residential
- Gloucester Road (Buderim)
- Nambour Village Residential
- Palmwoods Village Residential
- Yandina Village Residential
- Eumundi Village Residential
- Woombye Village Residential.

8.0 REGISTER OF FORESTRY ACTIVITIES

- (1) Maroochy Shire Council will hold and maintain a Register of Forestry Activities to assist in demonstrating forestry use rights over the long term of the use.
- (2) Where Plantation forestry is self assessable, inclusion on the register is voluntary. The voluntary register has been established to assist such foresters to demonstrate their use rights over the long term as an aid to security of harvest.
- (3) Self assessable Plantation forestry is to be registered by the submission of a Forestry Management Plan, prepared with advice from the relevant State government agency, which:
 - (a) details the nature and extent of forestry activities
 - (b) demonstrates conduct of the use consistent with the Code for Forestry Activities contained within this Planning Scheme
 - (c) has been prepared in accordance with industry standards and the Code of Forestry Activities
 - (d) indicates the following:
 - real property description
 - area and location/s of forestry activities
 - species of trees
 - location of access tracks and roads
 - fire prevention measures
 - treatment of constrained land adjacent to watercourses and steep land
 - management / maintenance regime
 - harvest cycle and regime
 - nature of harvesting of tree products other than timber
 - transportation methods and routes
 - rehabilitation / regeneration measures
- (4) Assessable forestry (including Native forest harvest) may be included on the Register of Forestry Activities following relevant development approval from Council.
- (5) Forestry with existing use rights (that is forestry established lawfully prior to the commencement of this Planning Scheme) may also seek inclusion on the Register of Forestry Activities. Registration is voluntary. The voluntary register has been established to assist such foresters to demonstrate their use rights as an aid to security of harvest.
- (6) To enable registration, sufficient documentation is to be submitted and approved by Council that demonstrates that the forestry use was commenced lawfully, and has been conducted lawfully since the commencement of the use.
- (7) Forestry with demonstrated use rights are to be registered by the by the submission of a Forestry Management Plan, prepared with advice from the relevant State government agency, which:
 - (a) has been prepared in accordance with industry standards
 - (b) details the nature and extent of forestry activities
 - (c) indicates the following:
 - real property description
 - area and location/s of forestry activities
 - species of trees
 - location of access tracks and roads
 - fire prevention measures
 - treatment of constrained land adjacent to watercourses and steep land
 - management / maintenance regime
 - harvest cycle and regime
 - nature of harvesting of tree products other than timber
 - transportation methods and routes
 - rehabilitation / regeneration measure

