Contents of Part 8

Part 8 Overlays 8-1

8.1 Preliminary 8-1

8.2 Overlay Codes 8-3

8.2.1 Acid sulfate soils overlay code 8-3

8.2.1.1 Application 8-3
8.2.1.2 Purpose and overall outcomes 8-3
8.2.1.3 Performance outcomes and acceptable outcomes 8-3

8.2.2 Airport environs overlay code 8-5

8.2.2.1 Application 8-5
8.2.2.2 Purpose and overall outcomes 8-5
8.2.2.3 Performance outcomes and acceptable outcomes 8-6

8.2.3 Biodiversity, waterways and wetlands overlay code 8-12

8.2.3.1 Application 8-12
8.2.3.2 Purpose and overall outcomes 8-12
8.2.3.3 Performance outcomes and acceptable outcomes 8-13

8.2.4 Bushfire hazard overlay code 8-21

8.2.4.1 Application 8-21
8.2.4.2 Purpose and overall outcomes 8-21
8.2.4.3 Performance outcomes and acceptable outcomes 8-22

8.2.5 Coastal protection overlay code 8-27

8.2.5.1 Application 8-27
8.2.5.2 Purpose and overall outcomes 8-27
8.2.5.3 Performance outcomes and acceptable outcomes 8-28

8.2.6 Extractive resources overlay code 8-32

8.2.6.1 Application 8-32
8.2.6.2 Purpose and overall outcomes 8-32
8.2.6.3 Performance outcomes and acceptable outcomes 8-32

8.2.7 Flood hazard overlay code 8-35

8.2.7.1 Application 8-35
8.2.7.2 Purpose and overall outcomes 8-35
8.2.7.3 Performance outcomes and acceptable outcomes 8-35

8.2.8 Height of buildings and structures overlay code 8-43

8.2.8.1 Application 8-43
8.2.8.2 Purpose and overall outcomes 8-43
8.2.8.3 Performance outcomes and acceptable outcomes 8-43

8.2.9 Heritage and character areas overlay code 8-45

8.2.9.1 Application 8-45
8.2.9.2 Purpose and overall outcomes 8-45
8.2.9.3 Performance outcomes and acceptable outcomes 8-46

8.2.10 Landslide hazard and steep land overlay code 8-50

8.2.10.1 Application 8-50
8.2.10.2 Purpose and overall outcomes 8-50
8.2.10.3 Performance outcomes and acceptable outcomes 8-50

8.2.11 Regional infrastructure overlay code 8-55

8.2.11.1 Application 8-55
8.2.11.2 Purpose and overall outcomes 8-55
8.2.11.3 Performance outcomes and acceptable outcomes 8-55

8.2.12 Scenic amenity overlay code 8-58

8.2.12.1 Application 8-58
8.2.12.2 Purpose and overall outcomes 8-58
8.2.12.3 Performance outcomes and acceptable outcomes 8-58

8.2.13 Water resource catchments overlay code 8-61

8.2.13.1 Application 8-61
8.2.13.2 Purpose and overall outcomes 8-61
8.2.13.3 Performance outcomes and acceptable outcomes 8-61

Tables in Part 8

Table 8.2.1.3.1 Performance outcomes and acceptable outcomes for assessable development 8-3
Table 8.2.2.3.1 Requirements for accepted development 8-6
Table 8.2.2.3.2 Performance outcomes and acceptable outcomes for assessable development 8-6
Table 8.2.2.3.3 Land uses and ANEF contours 8-10
Table 8.2.3.3.1 Requirements for accepted development 8-13
Table 8.2.3.3.1A Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways 8-13
Table 8.2.3.3.1B Buffer distances for rural uses to waterways and wetlands 8-14
Table 8.2.3.3.2 Performance outcomes and acceptable outcomes for assessable development 8-15
Table 8.2.4.3.1 Requirements for accepted development 8-22
Table 8.2.4.3.2 Performance outcomes and acceptable outcomes for assessable development 8-22
Table 8.2.5.3.1 Requirements for accepted development 8-28
Table 8.2.5.3.2 Performance outcomes and acceptable outcomes for assessable development 8-28
Table 8.2.6.3.1 Performance outcomes and acceptable outcomes for assessable development 8-32
Table 8.2.7.3.1 Requirements for accepted development 8-35
Table 8.2.7.3.2 Performance outcomes and acceptable outcomes for assessable development 8-37
Table 8.2.7.3.3 Flood levels and flood immunity requirements for development and infrastructure 8-41
Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development 8-43
Table 8.2.9.3.1 Performance outcomes and acceptable outcomes for assessable development – on a local heritage place or on land in proximity to a local heritage place 8-46
Table 8.2.9.3.2 Performance outcomes and acceptable outcomes for assessable development – within a character area 8-48
Table 8.2.10.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development 8-50
Table 8.2.10.3.2 Additional performance outcomes and acceptable outcomes for assessable development 8-52
Table 8.2.11.3.1 Performance outcomes and acceptable outcomes for assessable development 8-55
Table 8.2.12.3.1 Performance outcomes and acceptable outcomes for assessable development 8-58
Table 8.2.12.3.2 Significant views 8-59
Table 8.2.13.3.1 Performance outcomes and acceptable outcomes for assessable development 8-61

Figures in Part 8

Figure 8.2.7 Drainage deficient areas 8-42

Part 8 Overlays

8.1 Preliminary

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

(a) there is a particular sensitivity to the effects of development;

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

(c) there is the presence of valuable resources; or

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in **Schedule 2 (Mapping)**.

(3) The applicability of overlays to development in a declared master planned area and the circumstances of their applicability are specified in **Part 10 (Other plans)**.

(4) The changed category of development or category of assessment for development affected by an overlay, if applicable, are in **Part 5 (Tables of assessment)**.

(5) Some overlays may be included for information purposes only. This should not result in a change to the category of development or category of assessment or any additional requirements for accepted development or assessment benchmarks.

(6) Requirements for accepted development or assessment benchmarks for an overlay may be contained in one or more of the following:-

(a) a map for an overlay;

(b) a code for an overlay;

(c) a zone code;

(d) a local plan code; or

(e) a development code.

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

(8) The overlays for the planning scheme are the following:-

(a) Acid sulfate soils overlay;

(b) Airport environs overlay;

(c) Biodiversity, waterways and wetlands overlay;

(d) Bushfire hazard overlay;

(e) Coastal protection overlay;

(f) Extractive resources overlay;

(g) Flood hazard overlay;

(h) Height of buildings and structures overlay;

(i) Heritage and character areas overlay;

(j) Landslide hazard and steep land overlay;

(k) Regional infrastructure overlay;

(l) Scenic amenity overlay; and

(m) Water resource catchments overlay.

Part 8

8.2 Overlay Codes

8.2.1 Acid sulfate soils overlay code[1] [2]

8.2.1.1 Application

(1) This code applies to assessable development:-

(a) subject to the acid sulfate soils overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

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

8.2.1.2 Purpose and overall outcomes

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

(2) The purpose of the Acid sulfate soils overlay code will be achieved through the following overall outcomes:-

(a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-

(i) not disturbing *acid sulfate soils* (*ASS*) when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or
(ii) treating and, if required, undertaking ongoing management of any disturbed *ASS* and drainage waters.

8.2.1.3 Performance outcomes and acceptable outcomes

Table 8.2.1.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Avoidance and Management of ASS			
PO1	Development:- (a) does not disturb *ASS*; or (b) is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of *ASS* is unavoidable.	**AO1.1**	The disturbance of *ASS* is avoided by:- (a) undertaking an *ASS* investigation conforming to the *Queensland Sampling Guidelines*[3] and soil analysis according to the *Laboratory Methods Guidelines*[4]*;* (b) not excavating or otherwise removing soil or sediment containing *ASS*; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated *ASS*; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual *ASS* being moved below the water table; or

[1] Editor's note—the Acid Sulfate Soils Overlay Maps in **Schedule 2 (Mapping)** identify the following areas potentially subject to *acid sulfate soils*:-
(a) Area 1 (land at or below 5 metres AHD); and
(b) Area 2 (land above 5 metres AHD and below 20 metres AHD).

[2] Editor's note—the **Planning scheme policy for the acid sulfate soils overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an *ASS* investigation report and management plan.

[3] Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources Indooroopilly.

[4] Ahern CR, McElnea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Guidelines. Department of Natural Resources and Mines, Indooroopilly.

Performance Outcomes		Acceptable Outcomes	
			(ii) previously saturated *ASS* being aerated. **OR** The disturbance of *ASS* avoids the release of acid and metal contaminants by:- (a) undertaking an *acid sulfate soils* investigation conforming to the *Queensland Sampling Guidelines* and soil analysis according to the *Laboratory Methods Guidelines* or Australian Standard 4969; (b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the *Soil Management Guidelines*[5]; and (c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.
		AO1.2	Where potential or actual *ASS* is identified, they are managed in accordance with an *ASS* management plan.

[5] Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). Soil Management Guidelines. Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

8.2.2 Airport environs overlay code[6] [7]

8.2.2.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the airport environs overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

(2) The acceptable outcomes in **Table 8.2.2.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.

(3) The following provisions of this code are assessment benchmarks for applicable assessable development:-

(a) **Section 8.2.2.2 (Purpose and overall outcomes)**; and

(b) **Table 8.2.2.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.2.2 Purpose and overall outcomes

(1) The purpose of the Airport environs overlay code is to maintain and enhance the safety and operational efficiency of airports and *aviation facilities* and avoid land use conflicts.

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

(a) development maintains the operational efficiency of airports and enhances the safety of aircraft operating within an airport's *operational airspace*;

Note—*operational airspace* includes the areas and vertical dimensions of an airport's *obstacle limitation surface* (*OLS*).

Note—unless otherwise stated, use of the term 'airport' in this code refers collectively to the Sunshine Coast Airport and the Caloundra aerodrome.

(b) development protects *aviation facilities*, including navigation, communication and surveillance facilities, from incompatible land uses, buildings, structures and works;

Note—*aviation facilities* include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport.

(c) development ensures that *sensitive land uses* are not adversely impacted by aircraft noise or groundside operations; and

(d) development ensures that the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised.

[6] Editor's note—the following elements referred to in this code are identified on the Airport Environs Overlay Maps in **Schedule 2 (Mapping)**:-
(a) *obstacle limitation surface* (*OLS*);
(b) *Australian noise exposure forecast* (*ANEF*);
(c) runway separation distances;
(d) *public safety areas*; and
(e) *aviation facilities* and their associated sensitive areas.

[7] Editor's note—the **Planning scheme policy for the airport environs overlay code** provides advice and guidance for achieving certain outcomes of this code.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Aircraft noise			
PO1	A *dual occupancy* or *dwelling house* is designed and constructed to ensure that noise interference or noise nuisance as a result of proximity to an airport is minimised.	**AO1**	A *dual occupancy* or *dwelling house* located on land identified on an Airport Environs Overlay Map as being within the 20 ANEF contour (or greater) incorporates noise attenuation measures in accordance with *Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction.*

Table 8.2.2.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Obstructions and Hazards			
PO1	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's *operational airspace* through the temporary or permanent intrusion of physical structures into the airport's *operational airspace*, particularly take-off and approach paths.	**AO1.1**	Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and *vegetation* at its mature height do not penetrate the *obstacle limitation surface* (*OLS*) of an airport as identified on an Airport Environs Overlay Map.
		AO1.2	Cranes and other construction equipment or activities do not penetrate the *OLS* of an airport as identified on an Airport Environs Overlay Map.
		AO1.3	Uses that involve temporary or permanent aviation activities (e.g. parachuting or hot air ballooning) are not located beneath the *operational airspace* of an airport as identified on an Airport Environs Overlay Map. Note—the **Planning Scheme Policy for the airport environs overlay code** provides further guidance in relation to the achievement of AO1.1 and AO1.2.
PO2	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's *operational airspace* through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	**AO2.1**	Uses involving the bulk handling or disposal of putrescible waste (e.g. landfill and waste transfer facilities) are not located within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map. **OR** Where increasing the scale or intensity of an existing use involving the bulk handling or disposal of putrescible waste within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, development includes measures to reduce the potential to attract birds and bats.
		AO2.2	Uses involving the following activities are not located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map:-

Performance Outcomes		Acceptable Outcomes	
			(a) *aquaculture*, except where using a recirculating aquaculture system contained within sheds; (b) *cropping*, where involving a turf farm or fruit tree farm; (c) *intensive animal industry*; (d) *animal keeping*, where involving a wildlife or bird sanctuary; and (e) industrial uses, where involving food processing plants or stock handling or slaughtering.
		AO2.3	Where uses or activities listed in AO2.2 (above) are located between the 3 kilometre and 8 kilometre airport runway separation distance contours, as identified on an Airport Environs Overlay Map:- (a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and (b) development includes measures to reduce the potential to attract birds and bats.
		AO2.4	Where recreation and entertainment facilities involving fair grounds, showgrounds and outdoor theatres or cinemas are located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.
		AO2.5	Landscape and drainage works (including artificial waterbodies) for development located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, are designed and installed to minimise bird and bat attracting potential (e.g. avoidance of fruiting and/or flowering plant species). Note—the **Planning Scheme Policy for the airport environs overlay code** provides further guidance in relation to the achievement of AO2.5.
PO3	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's *operational airspace* through vibration from blasting associated with an *extractive industry*.	**AO3**	An *extractive industry* is not located in the vicinity of that part of the runway approach within the 13 kilometre airport runway separation distance contour. **OR** An *extractive industry* located within the 13 kilometre airport separation distance contour is conducted in accordance with a management plan agreed with the airport operator that takes account of aircraft take-off and landing times and the potential for vibration from blasting to impact upon the safety of aircraft using the airport.
PO4	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's *operational airspace*	**AO4**	Outdoor lighting (including street lighting and security lighting) located within the 6 kilometre airport runway separation distance contour, as identified on an Airport Environs

Performance Outcomes		Acceptable Outcomes	
	through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.		Overlay Map, does not involve:- (a) lighting that shines, projects or reflects light above a horizontal plane; (b) coloured, flashing or sodium lighting; (c) flare plumes; or (d) configurations of lights in straight parallel lines 500 metres to 1,000 metres in length. Note—the **Planning Scheme Policy for the airport environs overlay code** provides further guidance in relation to the achievement of AO4.
PO5	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's *operational airspace* through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	**AO5**	Development does not release the following emissions into *operational airspace*:- (a) gaseous plumes with a velocity exceeding 4.3m/s; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
Aircraft Noise			
PO6	Development and land uses that are sensitive to noise interference or noise nuisance:- (a) avoid noise affected areas surrounding the airport; and (b) are appropriately located and designed to mitigate adverse impacts from aircraft noise.	**AO6.1**	Development involving a land use in Column 1 of **Table 8.2.2.3.3 (Land uses and ANEF contours)**, where located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 2 of **Table 8.2.2.3.3**, is designed and constructed to attenuate aircraft noise in accordance with *Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction*. Note–AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits. This is of significant importance on the Sunshine Coast where the sub-tropical climate supports and encourages an outdoor orientated lifestyle.
		AO6.2	Development involving a land use in Column 1 of **Table 8.2.2.3.3 (Land uses and ANEF contours)**, is not located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 3 of **Table 8.2.2.3.3**.
Public Safety Areas			
PO7	Development within the *public safety areas* located at the end of airport runways avoids:- (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	**AO7**	Development within a *public safety area*, as identified on an Airport Environs Overlay Map, does not introduce or intensify the scale of:- (a) any residential, business, industrial, community and sport and recreation activity; or (b) any use involving the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
On-airport Aviation Facilities (NDB, DME, CVOR, VHF)			
PO8	Development does not interfere with the safe and continued		**For NDB**

Performance Outcomes		Acceptable Outcomes	
	functioning of *aviation facilities* through:- (a) the temporary or permanent intrusion of buildings or structures that enter an *aviation facility sensitive area*; or (b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities.	**AO8.1**	Development involving any of the following buildings, structures or works is not located within the *aviation facility sensitive area* of the NDB (non-directional beacon) facility, as identified on an Airport Environs Overlay Map:- (a) buildings, structures or other works within 60 metres of the facility; (b) metallic buildings or structures between 60 and 150 metres of the facility; (c) buildings or structures with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the facility; (d) other works between 60 and 150 metres of the facility which exceed 3 metres in height; or (e) buildings, structures or other works between 150 and 500 metres of the facility which exceed 8 metres in height. **For DME**
		AO8.2	Development involving any of the following buildings, structures or works is not located within the *aviation facility sensitive area* of the DME (distance measuring equipment) facility, as identified on an Airport Environs Overlay Map:- (a) buildings, structures or other works within 115 metres of the facility which exceed 8 metres in height; (b) buildings, structures or other works between 115 and 230 metres of the facility which exceed 9 metres in height; (c) buildings, structures or other works between 230 and 500 metres of the facility which exceed 10 metres in height; (d) buildings, structures or other works between 500 and 1,000 metres of the facility which exceed 12 metres in height; or (e) buildings, structures or other works between 1,000 and 1,500 metres of the facility which exceed 16.5 metres in height. **For CVOR**
		AO8.3	Development involving any of the following buildings, structures or works is not located within the *aviation facility sensitive area* of the CVOR (conventional omnidirectional range) facility, as identified on an Airport Environs Overlay Map:- (a) buildings, structures or works within 300 metres of the facility; or (b) buildings, structures or works between 300 and 1,000 metres of the facility for:- (i) a fence exceeding 2.5 metres in height;

Performance Outcomes		Acceptable Outcomes	
			(ii) overhead lines exceeding 5 metres in height; (iii) a metallic structure exceeding 8 metres in height; (iv) a tree or open lattice tower exceeding 10 metres in height; or (v) a wooden structure exceeding 13 metres in height. **For VHF**
		AO8.4	Development located within the *aviation facility sensitive area* of the VHF (communication) facility. As identified on an Airport Environs Overlay Map does not create:- (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
Off-airport Aviation Facilities (Maleny VOR)			
PO9	Development and land use does not interfere with the safe and continued functioning of *aviation facilities* through:- (a) the temporary or permanent intrusion of buildings or structures that enter an *aviation facility sensitive area*; or (b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities.	**AO9**	Development involving any of the following buildings, structures or works is not located within the *aviation facility sensitive area* of the Maleny VOR (VHF omnidirectional range) facility, as identified on an Airport Environs Overlay Map:- (a) buildings, structures or works within 150 metres of the facility; (b) buildings, structures or works between 150 and 300 metres of the facility for:- (i) overhead lines; (ii) a fence exceeding 2.5 metres in height; (iii) a metallic structure exceeding 5 metres in height; (iv) a tree or open lattice tower exceeding 10 metres in height; or (v) a wooden structure exceeding 13 metres in height; or (c) buildings, structures or works between 300 and 1,000 metres of the facility for:- (i) a fence exceeding 5 metres in height; (ii) a metallic structure exceeding 10 metres in height; (iii) overhead lines exceeding 16 metres in height; (iv) a tree or open lattice tower exceeding 20 metres in height; or (v) a wooden structure exceeding 26 metres in height.

Table 8.2.2.3.3 Land uses and ANEF contours

Column 1 Land use	Column 2 ANEF contour	Column 3 ANEF contour
A use in the *residential activity group* involving permanent	20-25 ANEF	25 ANEF or greater

accommodation		
A use in the *residential activity group* involving temporary accommodation	25-30 ANEF	30 ANEF or greater
Child care centre, Educational establishment, Hospital, Community care centre	20-25 ANEF	25 ANEF or greater
Community use, Place of worship	20-25 ANEF 25-30 ANEF	30 ANEF or greater
Office	25-30 ANEF 30-35 ANEF	30 ANEF or greater

8.2.3 Biodiversity, waterways and wetlands overlay code[8] [9]

8.2.3.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the biodiversity, waterways and wetlands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Biodiversity, waterways and wetlands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

(2) The acceptable outcomes in **Table 8.2.3.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.

(3) The following provisions of the code are assessment benchmarks for applicable assessable development:-

(a) **section 8.2.3.2 (Purpose and overall outcomes)**; and

(b) **Table 8.2.3.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Biodiversity, waterways and wetlands overlay code is to ensure that:-

(a) *ecologically important areas* are protected, rehabilitated and enhanced; and

(b) ecological connectivity is improved.

(2) The purpose of the Biodiversity, waterways and wetlands overlay code will be achieved through the following overall outcomes:-

(a) development protects and enhances *ecologically important areas* and ecological connectivity;

(b) development protects and establishes appropriate *buffers* to waterways, *wetlands*, native *vegetation* and significant fauna habitat;

(c) development protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the State *Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*;

(d) development is located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes;

(e) development avoids or minimises adverse impacts on koalas and koala habitat; and

(f) development is designed to achieve the prescribed water quality objectives for *waterways* and *wetlands* in accordance with the *Environmental Protection (Water) Policy 2009*.

---

[8] Editor's note—the following elements referred to in this code are identified on the Biodiversity, Waterways and Wetlands Overlay Maps in **Schedule 2 (Mapping)**:-
(a) native *vegetation* areas;
(b) *waterways*, waterbodies and *wetlands*;
(c) declared fish habitat areas; and
(d) riparian protection areas.

[9] Editor's note—the **Planning scheme policy for the biodiversity, waterways and wetlands overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an ecological assessment report and environmental management/rehabilitation plan.

8.2.3.3 Performance outcomes and acceptable outcomes

Table 8.2.3.3.1 Requirements for accepted development

<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td colspan="4">Dwelling House</td></tr>
<tr><td>PO1</td><td>A dwelling house is sited such that waterways, wetlands and riparian areas are protected and the clearing of native vegetation is avoided or minimised.</td><td>AO1.1</td><td>The dwelling house is not located on land identified as being a waterway or wetland on a Biodiversity, Waterways and Wetlands Overlay Map.</td></tr>
<tr><td></td><td></td><td>AO1.2</td><td>Where the dwelling house is located on a lot containing or adjoining a waterway or wetland (other than canals and artificial waterways) identified on a Biodiversity, Waterways and Wetlands Overlay Map, the dwelling house is set back from the high bank of the waterway or wetland in accordance with Table 8.2.3.3.1A (Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways).

Table 8.2.3.3.1A Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways
<table>
<tr><th>Column 1
Waterway type / wetland</th><th>Column 2
Buffer distance in Urban zone</th><th>Column 3
Buffer distance in Non-urban Zone</th></tr>
<tr><td>Stream order 1 and 2</td><td>10 metres</td><td>10 metres</td></tr>
<tr><td>Stream order 3 and above</td><td>10 metres</td><td>25 metres</td></tr>
<tr><td>Wetland</td><td colspan="2">10 metres where on a lot not more than 3,000m² in area; or
25 metres where on a lot more than 3,000m² in area.</td></tr>
</table></td></tr>
<tr><td></td><td></td><td>AO1.3</td><td>The dwelling house is not located on land identified as being an endangered or of concern regional ecosystem on a Regional Ecosystem Map[10], unless its location is in accordance with a Property Map of Assessable Vegetation.

OR

Where there is an approved building envelope plan for a lot on land identified as being an endangered or of concern regional ecosystem on a Regional Ecosystem Map, clearing of native vegetation and building work does not extend beyond the building envelope, except for the purposes of a single lane driveway access.</td></tr>
<tr><td></td><td></td><td>AO1.4</td><td>The dwelling house is not located on land identified as being a native vegetation area on a Biodiversity, Waterways and Wetlands Overlay Map.

OR</td></tr>
</table>

[10] Editor's note—Regional Ecosystem Maps are available through the *Department of Environment and Heritage Protection*.

Part 8

<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td></td><td></td><td></td><td>Where there is an approved building envelope plan for a lot that contains an area of native vegetation, clearing of native vegetation does not extend beyond the building envelope, except for the purposes of driveway access.

OR

Where there is no approved building envelope plan for the lot, clearing of native vegetation, except for the purposes of driveway access:-
(a) does not extend beyond:-
(i) 1.5 times the height of the predominant tree canopy as measured from a building or structure, where in a bushfire hazard area; or
(ii) 20 metres of a building or structure otherwise; and
(b) does not exceed a total area of 600m².</td></tr>
<tr><td colspan="4">Rural Uses</td></tr>
<tr><td>PO2</td><td>The rural use is sited such that waterways and wetlands are protected.</td><td>AO2.1

AO2.2</td><td>The rural use is not located on land identified as being a waterway or wetland on a Biodiversity, Waterways and Wetlands Overlay Map.

Where the rural use is located on a lot containing or adjoining a waterway or wetland identified on a Biodiversity, Waterways and Wetlands Overlay Map, the rural use is set back from the high bank of the waterway or wetland in accordance with Table 8.2.3.3.1B (Buffer distances for rural uses to waterways and wetlands).

Table 8.2.3.3.1B Buffer distances for rural uses to waterways and wetlands

<table>
<tr><th>Column 1
Waterway type / wetland</th><th>Column 2
Setback/Buffer</th></tr>
<tr><td>Stream order 1 and 2</td><td>10 metres</td></tr>
<tr><td>Stream order 3 and above</td><td>10 metres (where animal husbandry other than grazing of poultry)
25 metres (where not otherwise specified)</td></tr>
<tr><td>Wetland</td><td>10 metres (where animal husbandry other than grazing of poultry)
25 metres (where not otherwise specified)</td></tr>
</table>
</td></tr>
</table>

Part 8

Table 8.2.3.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Protection of Ecologically Important Areas			
PO1	Development protects the physical and ecological integrity and biodiversity of *ecologically important areas* through protection and retention of:- (a) existing terrestrial habitat areas; and (b) existing riparian, *waterway* and *wetland* habitat areas.	**AO1.1**	*Ecologically important areas* are retained in-situ and are conserved or rehabilitated to ensure their ongoing contribution to:- (a) the natural resources and biological diversity of the Sunshine Coast; and (b) the achievement of the water quality objectives for the applicable natural water catchment[11].
		AO1.2	Development within an *ecologically important area* does not increase the dimensions of the existing *development footprint* or the existing level of intensity of the development.
Management of Impacts on Ecologically Important Areas			
PO2	Development on or adjacent to land containing an *ecologically important area* is designed and constructed to:- (a) prevent any direct or indirect impacts on the *ecologically important area*; (b) enhance and restore the *ecologically important area*; (c) retain, enhance and restore known populations and supporting habitat of significant flora and fauna species; and (d) minimise the impacts of construction and ongoing use on native fauna.	**AO2.1**	Any building, structure or works is set back from a native *vegetation* area identified on a Biodiversity, Waterways and Wetlands Overlay Map, a minimum of:- (a) 50 metres where the native *vegetation* area forms part of the *protected estate* (e.g. National Park or Conservation Park) or is *Council* Environmental Reserve; or (b) a distance equivalent to the height of the native *vegetation* area where not otherwise specified. Note—a greater setback distance may be required where the native *vegetation* area is also identified as a *waterway* or *wetland* on a Biodiversity, Waterways and Wetlands Overlay Map. Setback requirements for *waterways* and *wetlands* are addressed in Performance Outcome PO9. Note—where land is subject to the Bushfire Hazard Overlay, a greater setback distance may be required in order to achieve compliance with the **Bushfire hazard overlay code**.
		AO2.2	The design and layout of development minimises adverse impacts on *ecologically important areas* by:- (a) clustering lots and building envelopes into cleared areas and protecting habitat in consolidated areas so as to maximise the ecological connectivity of native *vegetation* and minimise edge effects; (b) aligning new property boundaries such that they do not traverse *ecologically important areas*; (c) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development *site* do not negatively affect *ecologically important areas*; (d) ensuring that significant fauna habitat, including nesting tree hollows, ground nesting and breeding sites, and

[11] Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009.*

Part 8

Performance Outcomes		Acceptable Outcomes	
			significant fauna feeding habitat, including individual fauna feeding sites, trees, shrubs and understorey, are protected in their environmental context; (e) incorporating measures that avoid or minimise disruption to threatened wildlife and their habitat and allow for their safe movement through the *site*; (f) implementing effective measures to anticipate and prevent disturbance or predation of native fauna from domestic and pest species, such as night curfews and exclusion areas; (g) implementing effective measures to anticipate and prevent the entry or spread of pest plants in *ecologically important areas*; and (h) minimising potential changes in fire regimes and the need for fire breaks in areas outside building envelopes.
		AO2.3	*Infrastructure*, including roads, driveways, fences, dams, sewer lines, fire breaks, stormwater treatment devices and the like does not traverse *ecologically important areas*. Note—as far as reasonably practicable, *infrastructure* and services should be co-located and situated in existing cleared areas.
PO3	Where the clearing of native *vegetation* cannot practicably be avoided, development:- (a) minimises adverse impacts on ecological values to the greatest extent practicable; and (b) provides a biodiversity offset for the area that is adversely affected by the development that:- (i) results in a net environmental benefit within a short timeframe; (ii) is located on the development *site*, another *site* that has a nexus with the development *site* or a *site* that is within a rehabilitation focus area; (iii) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and (iv) is not used for material or commercial gain.	**AO3**	Where the clearing of native *vegetation* cannot practicably be avoided, the development:- (a) limits the loss of native *vegetation* to the smallest possible area; (b) incorporates siting and design measures to protect and retain ecological values and underlying ecosystem processes within or adjacent to the development *site*, to the greatest extent practicable; and (c) provides a biodiversity offset in accordance with:- (i) the requirements for a biodiversity offset specified in **Table 9.4.9.3.2 (Biodiversity offset requirements)** of **Section 9.4.9 (Vegetation management code)**; and (ii) the **Planning scheme policy for biodiversity offsets**. Note—a biodiversity offset will not be required for development where subject to a master development approval granted prior to the commencement of the planning scheme in which matters related to *vegetation* retention and protection have already been addressed.
PO4	Effective measures are implemented during the construction and operation of developments on or adjacent to land containing an *ecologically important area*, to protect fauna that	**AO4.1**	Any noise, vibration or dust generated during the construction and operational phases of development is managed to ensure it does not have an adverse impact on fauna within an *ecologically important area*.

Part 8

Performance Outcomes		Acceptable Outcomes	
	is sensitive to disturbance from noise, vibration, dust or light.	**AO4.2**	Lighting associated with development:- (a) does not contribute to an unacceptable level of illuminance (greater than 1 lux) for light-sensitive species within or at the boundary of an *ecologically important area*; and (b) does not contribute to an unacceptable level of illuminance on landward horizons along coastal areas and known sea turtle nesting beaches.
Koala Conservation			
PO5	Development in koala habitat areas protects and provides for a net gain in mature and actively regenerating koala habitat.	**AO5**	Development avoids clearing *non-juvenile koala habitat trees*.
PO6	Development in koala habitat areas provides for safe and appropriate koala movement and mitigates any potential threats or risks to koalas.	**AO6.1**	Development provides safe koala movement opportunities as appropriate to the development type, and the potential for habitat connectivity on the *site*, in accordance with the criteria for determining habitat connectivity for koala movement set out in the **Planning scheme policy for the biodiversity, waterways and wetlands overlay code.**
		AO6.2	Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities, Queensland Government (Department of Environment and Heritage) 2012.
		AO6.3	Development provides that during construction phases:- (a) measures are incorporated into construction practices to not increase the risk of death or injury to koalas; (b) native *vegetation* that is cleared in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated; and (c) public accessways are located and designed to avoid disturbance of koala habitat through measures such as exclusion fencing and devices, signage and designated access points.
		AO6.4	Development incorporates landscapes that provide food, shelter and movement opportunities for koalas, consistent with the site layout and development design.
Linking of Ecologically Important Areas through Ecological Linkages			
PO7	Ecological linkages are protected and enhanced and have dimensions and characteristics that:- (a) effectively link *ecologically important areas* on and/or adjacent to the *site*; and (b) facilitate unimpeded, safe and effective movement of terrestrial and aquatic fauna traversing the corridor or accessing and/or using the	**AO7.1**	Where located in an ecological linkage, as identified on **Strategic Framework Map SFM5 (Natural Environment Elements)**, or a local ecological linkage as identified on a local plan elements figure, development is sited and designed to maximise the ecological connectivity of *vegetation* within the *site* and to adjacent *sites*.
		AO7.2	Where located within an ecological linkage, as identified on **Strategic Framework Map SFM5 (Natural Environment Elements)** or

Part 8

Performance Outcomes		Acceptable Outcomes	
	site as habitat.		a local ecological linkage, as identified on a local plan elements figure, development provides for native *vegetation* to be retained, regenerated, and rehabilitated in such a way as to:- (a) ensure protection of wildlife refuges; (b) maintain *vegetation* in patches of the greatest possible size and with the smallest possible edge-to-area ratio; (c) maximise the ecological connectivity of *vegetation* located on the subject *site* and on adjacent properties; and (d) facilitate the dispersal or movement of native wildlife known to occur in the area.
		AO7.3	Development provides for unimpeded movement of fauna within an ecological linkage, or local ecological linkage, to be facilitated by:- (a) ensuring that development, both during construction and operation, does not create physical barriers and safety hazards (such as roads, pedestrian access and in-stream structures) to the movement of fauna along or within the ecological linkage; (b) providing wildlife movement *infrastructure* where necessary and directing fauna to locations where wildlife movement *infrastructure* has been provided to enable fauna to safely negotiate a development area; (c) separating fauna from potential hazards (e.g. through fauna exclusion and directional fencing and fauna overpasses and underpasses); and (d) providing mitigating measures such as traffic calming devices, signage and lighting.
Rehabilitation of Ecologically Important Areas			
PO8	Development provides for *ecologically important areas* to be restored and enhanced so as to contribute towards a functional and connected network of viable habitat areas.	**AO8.1**	Development provides for cleared, degraded or disturbed *ecologically important areas* to be rehabilitated or allowed to regenerate naturally.
		AO8.2	Development provides for locally native plant species to be predominantly used in the revegetation and landscape planting on the *site*.
		AO8.3	Development provides for revegetation and landscape planting that does not use declared or environmental weeds as specified in the **Planning scheme policy for development works.** Editor's note—**Section 9.4.2 (Landscape code)** sets out requirements for revegetation and habitat restoration works.
Buffers to Natural Waterways and Wetlands			
PO9	Development provides and maintains adequate vegetated *buffers* and setbacks to protect and	**AO9.1**	Development and the clearing of native *vegetation* do not occur within:- (a) a riparian protection area, as identified

Part 8

Performance Outcomes		Acceptable Outcomes	
	enhance the environmental values[12] and integrity of natural *waterways* and *wetlands*, having particular regard to:- (a) fauna habitats; (b) wildlife corridors and connectivity; (c) adjacent land use impacts; (d) stream integrity; (e) water quality; (f) sediment trapping; (g) resilience to flood and storm tide inundation events and consequent erosion, including the safety of people and risk of damage to property on the site; (h) overland and groundwater flows; and (i) recreational amenity.		on a Biodiversity, Waterways and Wetlands Overlay Map; or (b) 10 metres of each high bank of a *waterway* identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise.
		AO9.2	Development provides for the rehabilitation of land within:- (a) a riparian protection area, as identified on a Biodiversity, Waterways and Wetlands Overlay Map; or (b) 10 metres of each high bank of a *waterway* identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise.
Management of Public Access and Edge Effects			
PO10	Development on land adjacent to a *waterway* or *wetland* maintains an appropriate extent of public access to *waterways* and *wetlands* and minimises edge effects.	**AO10**	Development adjacent to a *waterway* or *wetland* provides that:- (a) no new lots directly back onto the riparian area; and (b) new public roads are located between the riparian *buffer* and the proposed development areas.
Hydrologic Regimes			
PO11	Development ensures that the natural surface water and groundwater hydrologic regimes of *waterways*, *wetlands* and associated *buffers* are maintained to the greatest extent possible.	**AO11**	Development does not change the natural surface water or groundwater hydrologic regime of a *waterway* or *wetland*, including through channelisation, redirection or interruption of flow. **OR** Where development changes the natural surface water or hydrologic regime of a *waterway* or *wetland*, the extent of change is minimised to ensure that the *waterway* or *wetland* is protected such that:- (a) there is no change to the reference duration high flow and low flow duration frequency curves, low flow spells frequency curve and mean annual flow to and from the *waterway* or *wetland*; (b) stream flows into the *waterway* or *wetland* comply with all relevant water quality objectives for the catchment; (c) where development would increase the velocity or volume of stormwater flows into the *waterway* or *wetland*, the collection and reuse of stormwater occurs in accordance with (a) and (b) above; (d) development avoids groundwater abstraction; (e) development maintains groundwater recharge and discharge processes; and (f) development does not result in the ingress of saline water into freshwater

[12] Editor's note—environmental values of waters are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009.*

Performance Outcomes		Acceptable Outcomes	
			aquifers.
Groundwater and Surface Water Quality			
PO12	Development maintains or enhances the quality of groundwater and surface water within or downstream of the *site*.	**AO12**	Development maintains the water quality of onsite and adjacent *waterways* and *wetlands* by:- (a) avoiding or minimising and mitigating the release of contaminated water and wastewater by treating the contaminated water or wastewater to achieve all relevant water quality objectives[13] prior to discharge into receiving waters on site or prior to discharge from the *site*; (b) avoiding the increased conveyance of stormwater and sediment to adjacent *waterways* and *wetlands*; (c) establishing appropriate vegetation *buffers* and setbacks from a *waterway* or *wetland* in accordance with the other relevant acceptable outcomes of this code; and (d) avoiding or minimising and managing the disturbance of potential or actual *acid sulfate soils*.

[13] Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

8.2.4 Bushfire hazard overlay code[14] [15]

8.2.4.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

(2) The acceptable outcomes in **Table 8.2.4.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.

(3) The following provisions of the code are assessment benchmarks for applicable assessable development:-

(a) **section 8.2.4.2 (Purpose and overall outcomes)**; and

(b) **Table 8.2.4.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

Note—the Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Designated bushfire areas for the purposes of the *Building Regulation 2006* (section 12) and the BCA are identified as medium or high bushfire hazard areas or bushfire hazard area buffers on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**.

8.2.4.2 Purpose and overall outcomes

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

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

(a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;

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

(c) wherever practicable, community *infrastructure* essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;

(d) development does not result in a material increase in the extent or severity of bushfire hazard;

(e) the loss of *vegetation* through inappropriately located development is minimised; and

(f) development is sited and designed to assist emergency services in responding to any bushfire threat.

[14] Editor's note—the following elements referred to in this code are shown on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**:-
(a) medium and high bushfire hazard areas; and
(b) bushfire hazard area buffers.

[15] Editor's note—the **Planning scheme policy for the bushfire hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a bushfire hazard assessment and management plan.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A *dual occupancy* or *dwelling house* is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	**AO1.1**	Premises are connected to the reticulated water supply *infrastructure* network. **OR** Where there is no reticulated water supply, the premises has an on-site water volume of not less than 5,000 litres available for fire fighting purposes, provided in:- (a) a separate tank; (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the *dwelling*; or (d) a permanent dam. Note—water supply capacity for fire fighting purposes is in addition to water supply capacity for household use.
		AO1.2	Where the premises has an on-site water supply:- (a) a water supply outlet pipe 50mm in diameter and fitted with a 50mm female camlock (standard fire brigade fitting) is connected to the water supply (other than where the water supply is provided in a swimming pool or dam); (b) a hardstand area for fire fighting vehicles is provided within 6 metres of the water supply outlet pipe; and (c) any pumps that pressurise water output are able to be operated without reticulated power.

Table 8.2.4.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Bushfire Hazard Assessment and Management			
PO1	Bushfire mitigation measures are adequate for the potential bushfire hazard level of the *site*, having regard to the following:- (a) *vegetation* type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the *site*; and (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for development proposed on the *site* (e.g. as part of a prior approval), design of	**AO1.1**	The level of bushfire hazard shown on a Bushfire Hazard Overlay Map is confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for the bushfire hazard overlay code**.
		AO1.2	Development is located, designed and operated in accordance with a *Council*-approved bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for the bushfire hazard overlay code**.

Performance Outcomes		Acceptable Outcomes	
	the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome.		
Impact of Bushfire Mitigation Measures on Ecologically Important Areas			
PO2	Bushfire mitigation measures do not adversely impact on:- (a) biodiversity values and functionality; and (b) the long-term physical integrity of *waterways*, *wetlands* and native *vegetation* areas.	**AO2**	No acceptable outcome provided.
Safety of People and Property			
PO3	Development maintains the safety of people and property from the adverse impacts of bushfire.	**AO3**	Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:- (a) *child care centre*; (b) *community care centre*; (c) *community residence*; (d) *community use*; (e) *educational establishment*; (f) *emergency services*; (g) *hospital*; (h) *indoor sport and recreation*; (i) *nature-based tourism*; (j) *outdoor sport and recreation*; (k) *relocatable home park*; (l) *resort complex*; (m) *short-term accommodation*; (n) *residential care facility*; (o) *retirement facility*; (p) *short-term accommodation*; (q) *tourist attraction*; and (r) *tourist park*. Note—the level of bushfire hazard shown on a Bushfire Hazard Overlay Map is to be confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for the bushfire hazard overlay code**.
Essential Community Infrastructure			
PO4	*Essential community infrastructure* is able to function effectively during and immediately after bushfire events.	**AO4**	Development involving *essential community infrastructure* is not located within a confirmed medium or high bushfire hazard area. **OR** Where located in a confirmed medium or high bushfire hazard area, development involving *essential community infrastructure* is designed to function effectively during and immediately after bushfire events in accordance with a Bushfire Hazard Assessment and Management Plan prepared in accordance with the **Planning scheme policy for the bushfire hazard overlay code**.
Hazardous Materials			
PO5	Public safety and the environment	**AO5**	Development involving the manufacture or

Performance Outcomes		Acceptable Outcomes	
	are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.		storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.
Access and Evacuation Routes			
PO6	Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	**AO6.1** **AO6.2**	The road layout provides for "through roads" and avoids cul-de-sac and "dead end roads" (except where a perimeter road isolates the development from hazardous *vegetation* or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.
Fire Breaking Trails			
PO7	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including an alternative safe access routes should access in one direction be blocked in the event of fire; and (c) providing for the separation of developed areas and adjacent bushland.	**AO7**	Where development involves the creation of a new road, fire breaking trails are provided between the development *site* and hazardous *vegetation*. Such fire breaking trails:- (a) are located along and within a cleared road reserve having a minimum width of 20 metres; and (b) have a maximum gradient of 12.5%. **OR** Where development does not involve the creation of a new road, fire breaking trails are provided between the development *site* and hazardous *vegetation*. Such fire breaking trails:- (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200 metres; (e) provide passing bays and turning bays every 400 metres; and (f) are located within an access easement that is granted in favour of *Council* and Queensland Fire and Rescue Service.
Lot Layout			
PO8	The lot layout of development is designed to:- (a) mitigate any potential bushfire hazard; and (b) provide safe building sites.	**AO8.1** **AO8.2**	Residential lots are designed so that their size and shape allow for efficient emergency access to buildings and for fire fighting vehicles (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings). Residential lots are designed so that their size and shape ensure buildings and structures:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous *vegetation* of 1.5 times the height of the predominant mature tree canopy or

Performance Outcomes		Acceptable Outcomes	
			10 metres, whichever is greater; (c) achieve a setback of 10 metres from any retained *vegetation* strips or small areas of *vegetation*; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the fire hazard.
Water Supply for Fire Fighting Purposes			
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	**AO9.1**	Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPa at all times. **OR** Where there is no reticulated water supply:- (a) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and (b) the water supply dedicated to fire fighting purposes is sourced from:- (i) a separate tank; (ii) a reserve section in the bottom part of the main water supply tank; (iii) a swimming pool installed immediately upon construction of the development; or (iv) a permanent dam. Note—due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the *site*, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.
		AO9.2	The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards, such as venting gas bottles; (b) provided with a pipe 50mm in diameter and fitted with a 50mm female camlock (standard rural fire brigade fitting); and (c) provided with a hardstand area within 6 metres of the outlet for fire vehicles.
		AO9.3	The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.
		AO9.4	Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not more than 100 metres apart.
Landscape Works in Bushfire Hazard Areas and Bushfire Hazard Area Buffers			
PO10	Development ensures that landscape treatment and species selection does not exacerbate potential bushfire hazard.	**AO10.1**	Development provides for road verges and/or nature strips to be landscaped so as to form a swale drain for stormwater run-off with:- (a) low form, non-fire promoting native vegetation; or (b) low form and sparsely planted *vegetation*.

Performance Outcomes		Acceptable Outcomes	
			Note—the **Planning scheme policy for development works** provides guidance on selection of non-fire promoting *vegetation* species.
		AO10.2	Development incorporates low form, non-fire promoting native *vegetation* on areas of the *site* that are adjacent to or abutting bushland.

Part 8

8.2.5 Coastal protection overlay code[16]

8.2.5.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

(2) The acceptable outcomes in **Table 8.2.5.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.

(3) The following provisions of the code are assessment benchmarks for applicable assessable development:-

(a) **section 8.2.5.2 (Purpose and overall outcomes)**; and

(b) **Table 8.2.5.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Coastal protection overlay code is to:-

(a) protect people and property from coastal hazards;

Note—coastal hazards include coastal erosion and storm tide inundation, or permanent inundation from sea level rise. Storm tide inundation is specifically addressed in the Flood Hazard Overlay Code.

(b) protect coastal landforms, *vegetation* and biodiversity, and allow for natural fluctuations of the coast to the greatest extent practicable;

(c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise; and

(d) maintain or enhance public access to the coast.

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

(a) development ensures the protection of people and property from coastal hazards, taking into account the predicted effects of climate change;

(b) development allows for natural fluctuations of the coast, including as a result of sea level rise, to occur naturally as far as practicable;

(c) unless specifically anticipated by the planning scheme through the allocation of zones, development within an *erosion prone area* avoids:-

(i) intensification of existing uses;
(ii) new permanent built structures; and
(iii) seaward extensions to existing built structures;

Note—the *erosion prone area* is declared under the *Coastal Protection and Management Act 1995* and is administered by the State Department of Environment and Heritage Protection.

(d) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;

[16] Editor's note—the following elements referred to in this code are shown on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**:-
(a) coastal protection areas incorporating some of the coastal management district and *erosion prone area*; and
(b) maritime development areas.
The *erosion prone area,* coastal management district and coastal building lines are declared under the *Coastal Protection and Management Act 1995* and are administered by the State Department of Environment and Heritage Protection.

Part 8

(e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development adjacent to the beachfront;

(f) development maintains public access to the coast, consistent with maintaining public safety and conserving coastal resources;

(g) development preserves opportunities for *coastal-dependent development* and *maritime development* in appropriate locations, particularly maritime development areas;

(h) development protects water quality, coastal dunes and creeks, *vegetation* and biodiversity within coastal areas; and

(i) development adjacent to beachfront areas is located and designed to protect the character of the beachfront when viewed from the beach and integrates with the surrounding natural landscape and skyline *vegetation*.

8.2.5.3 Performance outcomes and acceptable outcomes

Table 8.2.5.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	The *dual occupancy* or *dwelling house* is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	**AO1**	All buildings and other permanent structures are located landward of the coastal building line for the *site*. Note—coastal building lines are declared under the *Coastal Protection and Management Act 1995* and are administered by the State Department of Environment and Heritage Protection. **OR** Where there is no coastal building line for the *site*, and the *site* adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:- (a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or (b) where there are no neighbouring properties, at least 6 metres from the seaward property boundary of the *site*. Note—'permanent structures' include swimming pools and retaining walls.

Table 8.2.5.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Erosion Prone Area			
PO1	Development, other than redevelopment of an existing urban development site, development for *essential community infrastructure*, *coastal-dependent development* and *maritime development* in a maritime development area:- (a) allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise; and	**AO1**	Development is situated wholly outside of the *erosion prone area*. Note—the *erosion prone area* is declared under the *Coastal Protection and Management Act 1995* and is administered by the State Department of Environment and Heritage Protection. **OR** Development does not increase the scale or intensity of an existing use or create

Part 8

Performance Outcomes		Acceptable Outcomes	
	(b) avoids the need for additional coastal protection works.		additional lots within the *erosion prone area*. **OR** Development is for acceptable temporary or relocatable structures (for safety purposes, recreational purposes or *temporary uses*) and the structures and use of the *site* is expendable. Note—acceptable temporary, relocatable or expendable structures for safety or recreational purposes include:- (a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and (b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.
PO2	Redevelopment of an existing urban development *site* within the *erosion prone area* mitigates any increase in the risk to people and property from adverse coastal erosion impacts.	**AO2**	Redevelopment that intensifies the use of an existing urban development *site* in the *erosion prone area*:- (a) incorporates a layout that minimises the footprint of the development within the *erosion prone area* and locates permanent structures as far landward as possible; (b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the property; and (c) locates, designs and constructs buildings and structures to withstand coastal erosion impacts. Note—the *erosion prone area* is declared under the *Coastal Protection and Management Act 1995* and is administered by the State Department of Environment and Heritage Protection. Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.
PO3	Development for *essential community infrastructure*:- (a) demonstrates that it is not feasible to locate the development outside of the *erosion prone area*; and (b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or (c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable.	**AO3**	No acceptable outcome provided.
PO4	*Coastal-dependent development* mitigates any increase in risk to people and property from adverse erosion impacts.	**AO4**	*Coastal-dependent development*:- (a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; and

Performance Outcomes		Acceptable Outcomes	
			(b) locates, designs and constructs relevant buildings and structures to withstand coastal erosion impacts.
PO5	Development within a maritime development area mitigates any risk to people or property from adverse coastal erosion impacts**.**	**AO5**	Development within a maritime development area:- (a) provides for non-coastal dependent development to be located outside of the *erosion prone area*; and (b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location. Note—the *erosion prone area* is declared under the *Coastal Protection and Management Act 1995* and is administered by the State Department of Environment and Heritage Protection.
Coastal Building Lines and Setbacks			
PO6	New development or the intensification of existing development on a *site* subject to a coastal building line, or located immediately adjacent to the beachfront or a reserve fronting the beachfront, is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	**AO6**	All buildings and permanent structures are setback at least 6 metres landward of the coastal building line for the *site*. Note—coastal building lines are declared under the *Coastal Protection and Management Act 1995* and are administered by the State Department of Environment and Heritage Protection. **OR** Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, development provides for all buildings and permanent structures to be set back a minimum of 6 metres from the seaward boundary of the lot.
Reconfiguring A Lot within the Coastal Management District			
PO7	Where land within the coastal management district is proposed to be reconfigured to create additional lots, the *erosion prone area* is maintained as a development free buffer zone, unless:- (a) there is already substantial development seaward of the development *site*; or (b) the land is in a maritime development area.	**AO7**	Where reconfiguring of a lot is proposed within the coastal management district, the *erosion prone area* within the lot, or land within 40 metres of the foreshore (whichever is the greater), is surrendered to the State for public use. Note—the *erosion prone area* and coastal management district are declared under the *Coastal Protection and Management Act 1995* and are administered by the State Department of Environment and Heritage Protection.
Public Access to Public Coastal Land			
PO8	Development:- (a) does not result in a net loss of public access to public coastal land (including the foreshore) and *tidal waters*; and (b) where possible, provides enhanced opportunities for public access in a manner consistent with conserving coastal resources.	**AO8**	Development is located, designed and operated in a manner that retains or enhances existing public access to the coast. **OR** Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new access opportunities in, or in close proximity to, the site.
Maritime Development and Maritime Development Areas			
PO9	*Maritime development* is located in a designated maritime development area.	**AO9**	*Maritime development* is located within a maritime development area as identified on a Coastal Protection Overlay Map.
PO10	Development in a maritime	**AO10.1**	Less than half of the non-tidal component of

Performance Outcomes		Acceptable Outcomes	
	development area:- (a) is predominantly for *maritime development*; and (b) ensures *ancillary* and subsidiary development is predominantly of a commercial or public nature. Note—in the event that *marine industry* and related services cease to operate on Lot 795 RP847247 (Lawrie's Marina), this performance outcome is not intended to apply to this site, notwithstanding that it is identified as a maritime development area on the applicable Coastal Protection Overlay Map.		the development *site* within the maritime development area is allocated for non-*maritime development*. **AO10.2** Less than a quarter of the non-tidal component of the development *site* within the maritime development area is allocated for residential development.
PO11	Marina development minimises the risk of ship sourced pollution by providing appropriate facilities for the handling and disposal of ship sourced pollutants.	**AO11.1**	Marina development involving 6 or more berths provides the following:- (a) common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage, are provided at a suitable location at the marina; (b) facilities which are designed and operated to ensure the risk of spillage from operations is minimised; (c) appropriate equipment to contain and remove spillages, which is stored in a convenient position near the facility and is available for immediate use; and (d) boats visiting the marina are able to use the ship sourced pollutants reception facilities.
		AO11.2	Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception *infrastructure*. Editor's note—the Australian and New Zealand Environment and Conservation Council (ANZECC) 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand provide further guidance in relation to AO11.1.
Protection of Sand Dunes and Coastal Creeks			
PO12	Development:- (a) maintains dune crest heights and minimises and mitigates the risk to development from wave overtopping and storm tide inundation; and (b) maintains or enhances coastal ecosystems and natural features such as coastal creeks, mangroves and coastal *wetlands*, particularly where these features protect or buffer communities and *infrastructure* from sea-level rise and coastal inundation impacts.	**AO12**	No acceptable outcome provided.

8.2.6 Extractive resources overlay code[17] [18] [19]

8.2.6.1 Application

(1) This code applies to assessable development:-

(a) subject to the extractive resources overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

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

8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Extractive resources overlay code is to protect extractive resource areas and *transport routes*, and minimise the potential for land use conflicts between *extractive industry* operations and other activities.

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

(a) development occurring within, adjacent or proximate to an extractive resource area does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource; and

(b) development occurring within or adjacent to a *transport route* for *extractive resources* does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the *extractive resource*.

8.2.6.3 Performance outcomes and acceptable outcomes

Table 8.2.6.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development Within Resource/Processing Areas			
PO1	Development within the resource/processing area of a State key resource area or local resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of *extractive resources*.	**AO1.1**	Development within the *resource/processing area* of an identified key resource area is limited to:- (a) *extractive industry* uses; (b) uses that are directly associated with an *extractive industry*; or (c) temporary or non-intensive uses that are compatible with future *extractive industry* operations.
		AO1.2	Development within the *resource/processing area* of an identified local resource area is limited to those uses that will not limit or constrain the existing or future viability of the winning and processing of the resource.

[17] Editor's note—the following elements referred to in this code are shown on the Extractive Resources Overlay Maps in **Schedule 2 (Mapping)**:-
(a) State key resource areas - *resource/processing areas*;
(b) State key resource areas - separation areas;
(c) local *resource/processing areas*;
(d) local separation areas; and
(e) designated *transport routes* and separation areas.

[18] Editor's note—the Extractive Resource Area Overlay Maps also show mining lease areas located within the planning scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989*.

[19] Editor's note—the **Planning scheme policy for the extractive resources overlay code** provides advice and guidance for achieving certain outcomes in this code, including guidance for the preparation of an extractive industry impact assessment report.

Performance Outcomes		Acceptable Outcomes	
Development Within Extractive Resource Separation Areas			
PO2	Development does not materially increase the number of people living in the extractive resource separation area.	**AO2.1** **AO2.2**	Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area. Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource processing area.
PO3	Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) from existing or future *extractive industry* operations upon people working or congregating within the extractive resource separation area.	**AO3**	Development does not result in an increase in the number of people working or congregating in the extractive resource separation area. **OR** Development within the extractive resource separation area is compatible with the potential adverse effects arising from existing or future *extractive industry* operations. **OR** Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future *extractive industry* operations to acceptable levels. **OR** Development within the extractive resource separation area operates outside the normal hours of operation for existing or future *extractive industry* activities.
PO4	*Extractive industry* development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	**AO4**	*Extractive industry* development does not occur within the extractive resource separation area. **OR** Where *extractive industry* development occurs within the extractive resource separation area, the *extractive industry* does not impact on *sensitive receptors* located either within or outside of the extractive resource separation area.
Development Within Transport Route Separation Areas			
PO5	Development does not materially increase the number of people living in an identified transport route separation area.	**AO5.1** **AO5.2**	Development does not result in an increase in the scale or density of residential uses within a transport route separation area. Reconfiguring a lot within a transport route separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and

Part 8

Performance Outcomes		Acceptable Outcomes	
			(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available building sites and the *transport route*.
PO6	Development involving a *sensitive land use* within an identified transport route separation area maintains an acceptable level of amenity.	**AO6**	Development involving a *sensitive land use* within a transport separation area ensures an acceptable level of amenity by:- (a) maintaining adequate separation distances; and (b) incorporating mitigation measures such as *landscape buffer* strips, mounding and screening.
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along an identified *transport route*.	**AO7**	Development ensures that the number of properties with *access* points to an identified *transport route* is not increased. **OR** Development provides *access* points that are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a *transport route*.

8.2.7 Flood hazard overlay code[20] [21]

8.2.7.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the flood hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

(2) The acceptable outcomes in **Table 8.2.7.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.

(3) The following provisions of the code are assessment benchmarks for applicable assessable development:-

(a) **section 8.2.7.2 (Purpose and overall outcomes)**; and

(b) **Table 8.2.7.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.7.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.

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

(a) development does not occur on land subject to flooding except in specified circumstances and only where the impacts of flooding can be effectively ameliorated such that there is no foreseeable risk to life or property;

(b) development protects *floodplains* and the flood conveyance capacity of *waterways*;

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

(d) the safety of people is protected and the risk of harm to property and the natural environment from flood and storm tide inundation is minimised; and

(e) development does not result in a material increase in the extent or severity of flood or storm tide inundation.

8.2.7.3 Performance outcomes and acceptable outcomes

Table 8.2.7.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A *dual occupancy* or *dwelling house* is sited and designed such that risk to people and property from flooding and storm tide inundation is avoided or minimised.	**AO1**	The finished floor level of all habitable rooms is at least 500mm above the *defined flood event* (*DFE*) and *defined storm tide event* (*DSTE*).

[20] Editor's note—the Flood Hazard Overlay Maps in **Schedule 2 (Mapping)** identify areas (flood and inundation areas) where flood and storm tide modelling has been undertaken by the *Council*. Other areas not identified by the Flood Hazard Overlay Maps may also be subject to the *defined flood event* or *defined storm tide event*.

[21] Editor's note—the **Planning scheme policy for the flood hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a flood hazard assessment report and management plan.

Performance Outcomes		Acceptable Outcomes	
			OR Where the *DFE* and *DSTE* has not been modelled for the area, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood or storm tide inundation level. **OR** Where located on a *site* in a drainage deficient area, as identified **on Figure 8.2.7 (Drainage deficient areas)**, the finished floor level of all habitable rooms is in accordance with the minimum floor level specified in a current drainage deficient area flood information certificate issued by the *Council* for the *site*. **OR** Where involving a minor extension to an existing *dwelling house* that is situated below the *DFE* or *DSTE* (or below the highest recorded flood or storm tide inundation level where the *DFE* and *DSTE* has not been modelled for the area):- (a) the extension has a *gross floor area* not exceeding 20m²; and (b) the finished floor level of any new habitable room is not less than the floor level of existing habitable rooms.
PO2	A *dual occupancy* or *dwelling house* is sited and designed such that enclosed car parking and manoeuvring areas do not obstruct the drainage of flood waters or create a health hazard after flood and storm tide inundation events.	**AO2**	Enclosed car parking and manoeuvring areas situated below the *DFE* or *DSTE* (or below the highest recorded flood or storm tide inundation level where the *DFE* and *DSTE* has not been modelled for the area) are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.
PO3	Essential network *infrastructure* (e.g. on-site electricity, water supply, sewerage and telecommunications) maintains effective functioning during and immediately after flood and storm tide inundation events.	**AO3**	Essential network *infrastructure* necessary to service the *dual occupancy* or *dwelling house* is:- (a) located above the *DFE* and *DSTE* (or where the *DFE* and *DSTE* has not been modelled for the area, above the highest recorded flood or storm tide inundation level for the area); or (b) designed and constructed to exclude floodwater or storm tide intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation by the *DFE* or *DSTE*.
PO4	A *dual occupancy* or *dwelling house* does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development *site*.	**AO4.1**	Filling of areas outside of the plan area of all buildings and driveway areas does not exceed 50m³ and does not result in net filling on the *site*. **OR** Where located on a *site* in a drainage deficient area, as identified on **Figure 8.2.7 (Drainage deficient areas)**, filling is undertaken in accordance with a current drainage deficient area flood information

Performance Outcomes		Acceptable Outcomes	
			certificate issued by the *Council* for the *site*.
		AO4.2	Any building, structure or site *access* does not restrict overland flow.

Table 8.2.7.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Floodplain Protection			
PO1	Development is undertaken in a manner that ensures:- (a) natural hydrological systems are protected; (b) natural landforms and drainage lines are maintained to protect the hydraulic performance of *waterways*; and (c) development integrates with the natural landform of the *floodplain* rather than modifying the landform to suit the development.	**AO1**	Not acceptable outcome provided.
PO2	In a flood and inundation area, as identified on a Flood Hazard Overlay Map, or in areas otherwise determined as being subject to the *defined flood event* (*DFE*) or *defined storm tide event* (*DSTE*):- (a) any development involving physical alteration to land does not occur; or (b) urban and rural residential development, and other development involving the erection of a building or structure or significant earthworks satisfies at least one of the following criteria:- (i) the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme; (ii) the development is on land identified in a structure plan or a local plan as an area intended for urban development; (iii) the development is redevelopment or infill development within an existing developed area; (iv) an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding;	**AO2**	No acceptable outcome provided.

Part 8

Performance Outcomes		Acceptable Outcomes	
	or (v) the development is for the *infrastructure* identified on the planning scheme maps; and (c) achieving flood immunity for the development minimises physical alteration to the *floodplain*.		
Flood and Storm Tide Inundation Immunity and Safety – Development Siting and Design			
PO3	Development provides that for all flood and storm tide inundation events up to and including the *DFE* and *DSTE*:- (a) the safety of people on the *site* is protected; and (b) the risk of damage to property on the *site* is avoided or minimised as far as practicable.	**AO3.1**	Finished surface and floor levels of urban lots, and buildings and *infrastructure* comply with the flood immunity requirements specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)**. Note—the finished surface levels referred to in **Table 8.2.7.3.3** relate to regional/riverine flooding and do not override the freeboard requirements for smaller catchments and local drainage specified in QUDM which continue to apply for local area flooding (overland flow paths and roads)/master drainage plans.
		AO3.2	A lot in the Rural residential zone has a building envelope or *development footprint* at least 1,000m² in area that is generally rectangular in shape and has a finished surface level that complies with the criteria for residential development in **Table 8.2.7.3.3**.
		AO3.3	A lot in the Rural zone has a building envelope or *development footprint* at least 3,000m² in area that is generally rectangular in shape and has a finished surface level that complies with the criteria for residential development in **Table 8.2.7.3.3**.
PO4	Development does not compromise the safety of people resulting from the residual flood or storm tide inundation risk associated with events exceeding the *DFE* or *DSTE*, up to and including the *probable maximum flood* (*PMF*) or *probable maximum storm tide* (*PMST*).	**AO4**	Development provides an effective evacuation route that remains passable, with sufficient flood warning time, to enable people to progressively evacuate to areas above the *PMF* or *PMST* in the face of advancing flood or storm tide waters for events exceeding the *DFE* or *DSTE*. **OR** Development incorporates building floor levels or surface levels within each lot, as adequate *safe refuges*, that are above the *PMF* or *PMST*.
Building Design and Built Form			
PO5	Development ensures that building design and built form:- (a) maintains a functional and attractive street front address appropriate to the intended use; and (b) ensures that building materials used have high water resistance and will improve the resilience of a building during and after a	**AO5.1**	Buildings incorporate appropriate screening to ensure that any under-storey is not visible from the street, where such screening does not impede flood water flows.
		AO5.2	Building materials and surface treatments used below the *DFE* or *DSTE* are resilient to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.

Performance Outcomes		Acceptable Outcomes	
	flood or storm tide event.		Editor's note—the use of flood resilient building materials is also encouraged in areas above the *DFE*/*DSTE* (up to the *PMF*/*PMST*) to reduce the consequences of flooding associated with events larger than the *DFE*/*DSTE*. Note—the **Planning scheme policy for the flood hazard overlay code** provides further advice in relation to building design and built form in flood hazard areas.
Essential Network Infrastructure			
PO6	Essential network *infrastructure* within a *site* (e.g. electricity, water supply, sewerage and telecommunications) maintains effective function during and immediately after flood and storm tide inundation events.	**AO6**	Any components of essential network *infrastructure* that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves and the like) are:- (a) located above the *DFE* and *DSTE* (or where the *DFE* and *DSTE* has not been modelled for the area, above the highest recorded flood or storm tide inundation level for the area); or (b) designed and constructed to exclude floodwater or storm tide intrusion or infiltration and resist hydrostatic and hydrodynamic forces as a result of inundation by the *DFE* or *DSTE*.
Essential Community Infrastructure			
PO7	*Essential community infrastructure* is able to function effectively during and immediately after flood events.	**AO7.1**	*Essential community infrastructure* is located in accordance with the *recommended flood level* (*RFL*) and other flood immunity requirements for that *infrastructure* specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)**.
		AO7.2	*Essential community infrastructure* which is located below the *RFL*:- (a) is designed and constructed to function effectively during and immediately after the *RFL* flood event; and (b) has an emergency rescue area above the *PMF* or *PMST* if it is for *emergency services* (including emergency shelters, police facilities, hospitals and associated facilities).
Hazardous and Other Materials			
PO8	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous and other materials manufactured or stored in bulk during the *DFE* or *DSTE*.	**AO8**	The *site* on which the hazardous materials are manufactured or stored in bulk complies with the flood immunity requirements specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)**. **OR** Materials stored on the *site*:- (a) are those that are readily able to be moved in a flood or storm tide event; (b) are not hazardous or noxious, or otherwise comprise materials that may cause a detrimental impact on the environment if discharged in a flood or storm tide event; and (c) where at risk of creating a safety hazard by being shifted by flood waters, are contained in order to

Performance Outcomes		Acceptable Outcomes	
			minimise movement in times of flood or inundation.
Flood Impacts			
PO9	Development does not directly, indirectly or cumulatively alter the flooding characteristics external to the development *site* for all flood events up to and including the *DFE* or *DSTE*, based on:- (a) current climate conditions; and (b) incorporating an appropriate allowance for the predicted impacts of climate change.	**AO9**	In a flood and inundation area, as identified on a Flood Hazard Overlay Map, or in areas otherwise determined as being subject to the *DFE* or *DSTE*:- (a) there is no loss of on-site flood storage capacity; (b) any changes to level, depth, duration and velocity of floodwaters are contained within the *site* for all flood events up to and including the *DFE* or *DSTE* based on:- (i) current climate conditions; and (ii) incorporating an allowance for the predicted impacts of climate change at the year 2100; (iii) catchment conditions relevant at the time of upstream or downstream development; (c) no earthworks (including filling of land or reduction of flood storage capacity) occurs, unless:- (i) such earthworks result in the rehabilitation and repair of the hydrological network and riparian ecology of a *waterway*; and (ii) an assessment undertaken by a competent person demonstrates that reforming of the land does not negatively impact on the overall hydrology, hydraulics and flood capacity of the *waterway* and does not, in any way, result in the reduction of flood storage capacity on the *site*; or (iii) such earthworks relate to improving drainage in a drainage deficient area, as identified on **Figure 8.2.7 (Drainage deficient areas)**, and are undertaken in accordance with a current drainage deficient area flood information certificate issued by the *Council*.
PO10	Development does not increase the severity of storm tide related impacts for off-site property for all storm tide events up to and including the *DFE* or *DSTE*, based on:- (a) current climate conditions; and (b) incorporating an appropriate allowance for the predicted impacts of climate change at the end of the design life of the development.	**AO10**	Development does not involve any physical alteration to the *storm tide inundation area*, including *vegetation clearing*. **OR** Development avoids or, where avoidance is not possible, minimises alterations to the *site* that would result in:- (a) acceleration or redirection of flows towards neighbouring *infrastructure* and development; (b) increased local water levels; or (c) increased breaking wave heights.

Table 8.2.7.3.3 Flood levels and flood immunity requirements for development and infrastructure

Column 1 Type of development	Column 2 Flood level (DFE/DSTE)[22]		Column 3 Minimum design level[23] [24] [25]	
	Column 2A Recurrence Interval	Column 2B Planning period for climate change	Column 3A Surface[26]	Column 3B Floor
General				
Business	1% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 0.6m
Industrial	1% *AEP*	2100	*DFE/DSTE* + 0.5m or Historical + 0.6m	*DFE/DSTE* + 0.5m or Historical + 0.6m
Residential	1% *AEP*	2100	*DFE/DSTE* + 0.5m or Historical + 0.6m	*DFE/DSTE* + 0.5m or Historical + 0.6m
Community (*Child care centre* / *Educational establishment*)	0.5% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Other than as specified above	1% *AEP*	2100	*DFE/DSTE* + 0.5m or Historical + 0.6m	*DFE/DSTE* + 0.5m or Historical + 0.6m
Community activities that are essential community infrastructure (recommended flood level [RFL])				
Emergency service facilities other than police facilities[27]	0.2% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Emergency shelter	0.2% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Hospitals and associated facilities	0.2% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Police facilities[27]	0.5% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Stores of valuable records or items of historic or cultural significance	0.5% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Utilities that are essential community infrastructure (recommended flood level (RFL)				
Major switch yards and *substation*	0.5% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Power station	0.2% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Sewage treatment plant[28]	0.01% *AEP*	2100	N/A	*DFE/DSTE* or Historical + 1m
Water treatment plant	0.5% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* + 0.5m or Historical + 1m
Infrastructure[29]				
Access roads and car parking	10% *AEP*	2100	*DFE/DSTE* and maximum inundation depth of 250mm during 1% *AEP* event	N/A
Collector streets and above	1% *AEP*	2100	*DFE/DSTE*	N/A
Other than as specified above	1% *AEP*	2100	*DFE/DSTE* or Historical	*DFE/DSTE* or Historical
Hazardous and other materials				
Manufacture and storage of hazardous materials in bulk	1% *AEP*	2100	*DFE/DSTE* + 0.5m or Historical + 1m	*DFE/DSTE* + 0.5m or Historical + 1m

22 Note—the *DFE/DSTE* is the nominated recurrent event at the end of the nominated planning period.

23 Note—the minimum design level is the *DFE/DSTE*, (including freeboard where nominated). Where the *DFE/DSTE* is unavailable the minimum design level is the historic level (including freeboard where nominated).

24 Note—for development which is reconfiguring a lot for urban purposes, the minimum design level nominated applies to the entire lot and all associated *infrastructure*.

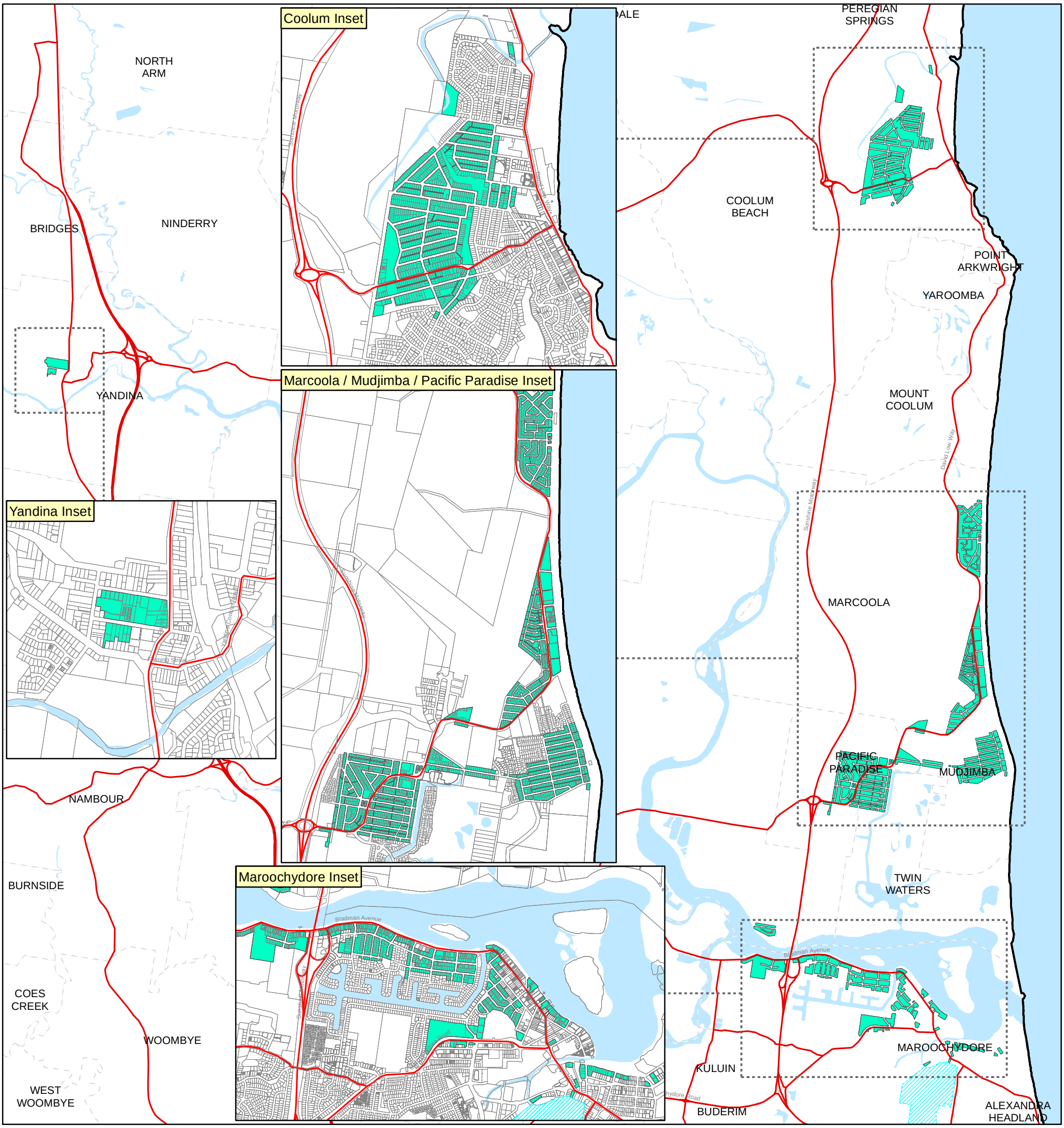
25 Note—for development which is reconfiguring a lot for rural or rural residential purposes, the minimum design level nominated applies to the building envelope or *development footprint* area only, subject to access to the building envelope or *development footprint* area from the road network being trafficable during the 1% *AEP* event and flood-free during the 39% AEP event.

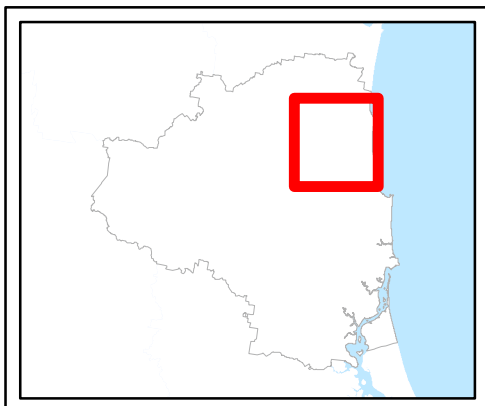
26 Note—surface level requirements apply to development for reconfiguring a lot only.

27 Note—some *emergency services* and police facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The flood levels do not apply to these aspects but other operational areas should be located above the *recommended flood level* to the greatest extent feasible.

28 Note—for a sewage treatment plant, the recommended flood level applies only to electrical and other equipment that, if damaged by flood water or debris, would prevent the plant from functioning. This equipment should either be protected from damage or designed to withstand inundation.

29 Note—minimum design levels for *infrastructure* apply to standalone *infrastructure* only. Where *infrastructure* is proposed as part of development, the minimum design levels nominated for that development category also apply to the associated *infrastructure*.





Drainage Deficient Areas

Drainage Deficient Areas

Other Elements

- Local Government Area Boundary
- Locality
- DCDB 21 May 2018 © State Government
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- Waterways and Waterbodies
- Major Road

Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:59,000

0 0.5 1 2

Kilometres

Figure 8.2.7

Path: W:\Common\Geo\Projects\130101_SunshinecoastPlanningScheme2014\Queue_Version\SCPS2014_A14R2\Maps\Part8\Fig8_2_7_Drainage Deficient_20140122.mxd

8.2.8 Height of buildings and structures overlay code[30]

8.2.8.1 Application

(1) This code applies to assessable development:-

(a) subject to the height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.

(2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-

(a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;

(b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;

(c) the height of buildings and structures is consistent with the reasonable expectations of the local community;

(d) development on a *site* within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and

(e) development does not result in a significant loss of amenity for surrounding development, having regard to:-

(i) the extent and duration of any overshadowing;
(ii) privacy and overlooking impacts;
(iii) impacts upon views;
(iv) building character and appearance; and
(v) building massing and scale relative to its surroundings.

8.2.8.3 Performance outcomes and acceptable outcomes

Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Maximum Height of Buildings and Structures			
PO1	Unless otherwise specified in PO2 below, the height of a building or structure does not:- (a) exceed the maximum height specified for the *site* on the applicable Height of Buildings and Structures Overlay Map; (b) adversely impact upon the character of the local area; and	**AO1**	No acceptable outcome provided.

[30] Editor's note—the Height of Buildings and Structures Overlay Maps in **Schedule 2 (Mapping)** show the maximum height for development on a particular *site*.

Performance Outcomes		Acceptable Outcomes	
	(c) result in a significant loss of amenity for surrounding development. Note—a lower height limit may be specified in a local plan code or use code for certain parts of a *site* (e.g. buildings may be required to be stepped in height, or observe lower height limits along *site frontages*).		
PO2	Despite PO1 above, for development on a *site* within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the following formula:- *MH = OMH + FHA* **MH** means the maximum height of a building or structure; **OMH** means the maximum height of a building or structure specified for the *site* on the applicable Height of Buildings and Structures Overlay Map; and **FHA** means the flood hazard allowance. Note—the flood hazard allowance is the vertical difference, in metres, between *ground level* and the minimum design floor level specified in Column 3B of **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)** of the Flood Hazard Overlay Code. Note—for a *dual occupancy* or *dwelling house* on a *site* within the Low density residential zone, the flood hazard allowance calculated in accordance with the above formula is not to exceed 1 metre.	**AO2**	No acceptable outcome provided.
Transition of Building Height			
PO3	Where adjoining land with a lower maximum *building height* as specified on a Height of Buildings and Structures Overlay Map, development provides for a transition of *building height* adjacent to this land to minimise amenity impacts and achieve a greater consistency of character and scale.	**AO3**	No acceptable outcome provided.
Building Design and Modelling			
PO4	Within the maximum height specified for the *site* on the applicable Height of Buildings and Structures Overlay Map, building design and modelling incorporates roof forms that are consistent with, and reflect the intended character of, the local area in which the development occurs.	**AO4**	No acceptable outcome provided.

8.2.9 Heritage and character areas overlay code[31] [32] [33]

8.2.9.1 Application

(1) This code applies to assessable development:-

(a) subject to the heritage and character areas overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

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

8.2.9.2 Purpose and overall outcomes

(1) The purpose of the Heritage and character areas overlay code is to protect *local heritage places* and *character areas* by ensuring that:-

(a) development on a *local heritage place* or on *land in proximity to a local heritage place* is compatible with the identified significance of the *local heritage place*;

(b) the *streetscape* character and significance of *character areas* are conserved and enhanced; and

(c) the protection of *local heritage places* and *character areas* contributes towards an enhanced community connection with historical places, values and traditions.

(2) The purpose of the Heritage and character areas overlay code will be achieved through the following overall outcomes:-

(a) the heritage significance of individual sites and places is conserved for the benefit of the community and future generations;

(b) development on a *local heritage place* is compatible with the heritage significance of the place by:-

(i) maintaining or encouraging the appropriate use (including adaptive reuse) of the *local heritage place* whilst protecting the amenity of adjacent uses;
(ii) protecting the context and setting of the *local heritage place*;
(iii) ensuring development on the *local heritage place* is compatible with the heritage significance of the place; and
(iv) retaining the *local heritage place*, unless there is no prudent and feasible alternative to its demolition or removal;

(c) development on *land in proximity to a local heritage place* is sympathetic to the heritage significance of that place; and

(d) development in a *character area*:-

(i) is sympathetic and complementary to the *streetscape* character and heritage values of the area;

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[31] Editor's note—the Heritage and character areas overlay code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage which is protected under the *Torres Strait Islander Cultural Heritage Act 2003*. In accordance with these Acts, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage ("the cultural heritage duty of care").

[32] Editor's note—the following elements referred to in this code are identified on the Heritage and Character Areas Overlay Maps in **Schedule 2 (Mapping)**:-
(a) *local heritage places*;
(b) *land in proximity to* a *local heritage place;* and
(c) *character areas*.
Statements of significance (citations) for *local heritage places* and *character areas* are contained in the **Planning scheme policy for the Heritage and character areas overlay code**.

[33] Editor's note—the **Planning scheme policy for the Heritage and character areas overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a heritage impact assessment report and conservation management plan.

(ii) retains *character buildings* as well as other buildings, structures and elements that contribute to the identified character of the area through their age, form, style, siting and character; and

(iii) complements, rather than mimics or replicates, the identified building styles in the street.

8.2.9.3 Performance outcomes and acceptable outcomes

Table 8.2.9.3.1 Performance outcomes and acceptable outcomes for assessable development – on a local heritage place or on land in proximity to a local heritage place

Performance Outcomes		Acceptable Outcomes	
Material Change of Use Involving a Local Heritage Place			
PO1	The form, scale and design of development is compatible with the conservation and management of the heritage significance of the *local heritage place,* including with regard to: (a) bulk; (b) *building height*; (c) *setbacks* and siting; (d) horizontal and vertical articulation; (e) roof lines; (f) building openings; (g) orientation; (h) materials, footings and architectural detailing; (i) eaves; and (j) access and on-site parking. Note—the heritage significance of each *local heritage place* is described in **SC6.10 Planning scheme policy for heritage and character areas overlay code.**	**AO1**	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Burra Charter[34].
Reconfiguring a Lot Involving a Local Heritage Place			
PO2	Development does not:- (a) reduce public access to the *local heritage place*; (b) result in a *local heritage place* being severed or obscured from public view; or (c) obscure or destroy any pattern of historic subdivision, the landscape setting or the scale and consistency of the urban fabric relating to the *local heritage place*.	**AO2**	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Burra Charter.
Building Work or Operational Work Involving a Local Heritage Place			
PO3	Development conserves and is subservient to the features and values of the *local heritage place* that contribute to its heritage significance, including with regard to: (a) bulk; (b) *building height*; (c) *setbacks* and siting; (d) horizontal and vertical articulation; (e) roof lines;	**AO3**	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Burra Charter.

[34] Note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance Outcomes		Acceptable Outcomes	
	(f) building openings; (g) orientation; (h) materials, footings and architectural detailing; (i) eaves; and (j) access and on-site parking. Note—the heritage significance of each *local heritage place* is described in **SC6.10 Planning scheme policy for heritage and character areas overlay code**.		
PO4	Changes to a *local heritage place* are appropriately managed and documented.	**AO4.1** **AO4.2**	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Burra Charter. An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the *Guideline: Archival Recording of Heritage Registered Places* (Department of Environment and Resource Management).
PO5	Development does not adversely affect the character, setting or appearance of the *local heritage place*, including removal of vegetation that contributes to the heritage significance of the place.	**AO5.1** **AO5.2** **AO5.3**	The scale, location and design of the development are compatible with the character, setting and appearance of the *local heritage place*. The development is unobtrusive and cannot readily be seen from surrounding streets or other public places. Existing *vegetation* that forms part of the *local heritage place* is retained and incorporated into the design and layout of development.
PO6	Development on a *local heritage place* with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts[35].	**AO6**	Development in areas not previously disturbed by excavation is in accordance with an archaeological investigation and management plan prepared by a suitably qualified person and approved by Council.
Development on land in proximity to a local heritage place			
PO7	Where on *land in proximity to a local heritage place*, development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the *local heritage place*, including its context, setting and appearance.	**AO7**	The scale, location and design of the development is compatible with the heritage significance of the proximate *local heritage place*, including its context, setting and appearance.
Advertising Devices			
PO8	*Advertising devices* located on a *local heritage place* or on *land in proximity to a local heritage place* are sited and designed in a manner that:- (a) is compatible with the heritage significance of the place; and (b) does not obscure the appearance or prominence of the *local heritage place* when viewed from the street or other public place.	**AO8**	No acceptable outcome provided.

[35] Editor's Note—the *Queensland Heritage Act 1992* requires a person who discovers a thing that they either know, or ought to reasonably know is an archaeological artefact, to give notice in accordance with the provisions in section 89 of the Act. It is also an offence to interfere with archaeological artefacts in the circumstances detailed in section 90 of the Act.

Performance Outcomes		Acceptable Outcomes	
	Note—the heritage significance of each *local heritage place* is described in **SC6.10 Planning scheme policy for heritage and character areas overlay code**.		

Table 8.2.9.3.2 Performance outcomes and acceptable outcomes for assessable development – within a character area

Performance Outcomes		Acceptable Outcomes	
Development in a character area			
PO1	Development within a *character area* is compatible with the key character elements for the area, having regard to:- (a) setting and *streetscape* context; (b) views and vistas; (c) scale and form; (d) materials; (e) landscape treatments; (f) lot size; and (g) the identified character of the *character area*. Note–the identified character of each *character area* is described in **SC6.10 Planning scheme policy for heritage and character areas overlay code**.	**AO1**	No acceptable outcome provided.
PO2	The existing *streetscape* is maintained in terms of:- (a) building orientation; (b) building alignment; (c) lot size; (d) side and front boundary *setbacks; and* (e) the scale, form and siting of fences and driveways.	**AO2**	No acceptable outcome provided.
PO3	Development provides front boundary *setbacks* that ensure new additions and works are consistent in alignment with adjoining lots.	**AO3**	No acceptable outcome provided.
PO4	Development respects the architectural style of surrounding development and complements, rather than replicates, period building styles.	**AO4**	No acceptable outcome provided
Ancillary Structures			
PO5	*Ancillary* structures are located such that they do not detract from the *character area* and are respectful of existing *character buildings* in terms of materials, form and scale.	**AO5**	Proposed structures are not visible from surrounding streets and do not detract from, or significantly obscure the view of, a *character building*.
Advertising Devices			
PO6	*Advertising devices* are sited and designed to be consistent with the identified character of the *character area*. Note – the identified character of each *character area* is described in **SC6.10 Planning scheme policy for**	**AO6**	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	heritage and character areas overlay code.		
Demolition or Removal of Character Buildings			
PO7	*Character buildings* or structures are not wholly or partially demolished or removed unless one or more of the following circumstances apply:- (a) the building or structure is not capable of structural repair; (b) repair is not feasible having regard to economic, safety and health considerations; or (c) the building or structure does not contribute to the historical, architectural or *streetscape* character of the area.	**AO7**	No acceptable outcome provided.
Modifications to Character Buildings			
PO8	Development involving the enclosure of the under storey area of a *character building*: (a) preserves the dominant visual form of the upper storey; and (b) does not detract from the overall character of the building or the *character area* streetscape.	**AO8**	*In partial fulfilment of Performance Outcome PO8:* Development involving the enclosure of the under storey area of a *character building* is recessed behind the front façade of the upper storey by not less than 1 metre.
PO9	Modifications to *character buildings*, including associated vegetation, landscapes and fencing:- (a) do not interfere with the integrity of the facade and continuity of the *streetscape*; (b) utilise traditional materials and design elements consistent with other *character buildings* in the area and the period or characteristics of significance; and (c) complement the form and proportions of the existing building.	**AO9**	No acceptable outcome provided.

8.2.10 Landslide hazard and steep land overlay code[36] [37]

8.2.10.1 Application

(1) This code applies to accepted development and assessable development:-

(a) subject to the landslide hazard and steep land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Landslide hazard and steep land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

(2) The acceptable outcomes in **Table 8.2.10.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.

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

8.2.10.2 Purpose and overall outcomes

(1) The purpose of the Landslide hazard and steep land overlay code is to ensure:-

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

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

(2) The overall outcomes sought for the Landslide hazard and steep land overlay code are the following:-

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

(b) the risk to people, property and the natural environment from landslide hazard is minimised;

(c) development does not result in a material increase in the extent or severity of landslide hazard; and

(d) development on *steep land* occurs only where the scenic and environmental quality and integrity of the landscape is maintained and safe and efficient *access* can be provided.

8.2.10.3 Performance outcomes and acceptable outcomes

Table 8.2.10.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard Areas			
Risk of Harm to People and Property			
PO1	Development does not increase the risk of harm to people and property as a result of landslide by either:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only	**AO1**	Development, including associated *access*, is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map. **OR**

[36] Editor's note—landslide hazard areas and *steep land* (slopes of 15% or greater) are identified on the Landslide Hazard and Steep Land Overlay Maps in **Schedule 2 (Mapping)**. Landslide hazard may also be a risk in other areas and warrant further assessment.

[37] Editor's note—the **Planning scheme policy for the landslide hazard and steep land overlay code** and the **Planning scheme policy for development works** provide advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a site-specific geotechnical assessment report.

Performance Outcomes		Acceptable Outcomes	
	where strictly in accordance with *best practice* geotechnical principles.		Development, including associated *access*, is located in a low or very low landslide hazard area, as determined by a geotechnical investigation prepared by a competent person. Note—a site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on a Landslide Hazard and Steep Land Overlay Map as being located within a landslide hazard area, the landslide hazard risk is in fact low or very low. **OR** Where development is located on land identified as a landslide hazard area[38]:- (a) a competent person has certified that:- (i) the stability of the *site*, including associated buildings and *infrastructure*, will be maintained during the course of the development and will remain stable for the life of the development; (ii) development of the *site* will not increase the risk of landslide activity on other land, including land above the *site*; and (iii) the *site* is not subject to the risk of landslide activity originating from other land; and (b) any measures identified in a site-specific geotechnical assessment for stabilising the *site* or development have been fully implemented.
Steep Land			
Risk of Harm to People and Property			
PO2	Development, including associated *access*, does not increase the risk of harm to people and property by:- (a) avoiding development on *steep land*; or (b) undertaking development on *steep land* only where strictly in accordance with best-practice geotechnical principles.	**AO2**	Development, including associated *access*, is not located on *steep land* as identified on a Landslide Hazard and Steep Land Overlay Map. **OR** Development, including associated *access*, is located on land with less than 15% *slope*, as determined by a site-specific *slope analysis* prepared by a competent person. **OR** Where development is located on steep land[39], a site-specific geotechnical assessment prepared by a competent person certifies that:- (a) the stability of the *site*, including associated buildings and *infrastructure*, will be maintained during both the construction and operational life of the development; and (b) the *site* is not subject to risk of landslide activity originating from other land.

[38] As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.
[39] As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a *slope analysis*.

Performance Outcomes		Acceptable Outcomes	
Additional requirements for accepted development and performance outcomes and acceptable outcomes for assessable development where for a Dwelling House			
PO3	Where for a *dwelling house*, the development:- (a) is responsive to the natural topography of the *site* and minimises the need for cut and fill; (b) does not visually dominate the hill slope or interrupt the skyline; and (c) is visually integrated with natural site characteristics including *vegetation*.	**AO3.1**	Where for a *dwelling house* and located on land having a *slope* exceeding 15%, as identified on a Landslide Hazard and Steep Land Overlay Map:- (a) buildings are of a split level design that steps down the slope or incorporates a suspended floor construction that avoids filling and/or excavation; **OR** (b) any *filling or excavation* associated with buildings, structures or driveways is confined to the driveway and plan area of the *dwelling house*, with ground level being retained around the driveway and the external walls of the building(s); **OR** (c) any *filling or excavation* associated with buildings, structures or driveways:- (i) is not more than 2 metres relative to ground level or 1.0 metre relative to ground level where within 1.5 metres of any property boundary; and (ii) does not necessitate the construction of a retaining wall exceeding 2 metres in height relative to ground level.
		AO3.2	Any *filling or excavation* associated with buildings, structures or driveways provides for the stabilisation of any cut or fill batter through the use of landscapes and/or retaining walls.
		AO3.3	Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not more than 25% in any location.
		AO3.4	Parts of a driveway steeper than 20% are provided with a slip-resistant surface.

Table 8.2.10.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard and Steep Land			
Essential Community Infrastructure			
PO1	*Essential community infrastructure* is able to function effectively during and immediately after landslide events.	**AO1**	Development involving *essential community infrastructure* is not located within a landslide hazard area, or on *steep land*, as identified on the applicable Landslide Hazard and Steep Land Overlay Map. **OR**

Performance Outcomes		Acceptable Outcomes	
			Development involving *essential community infrastructure* is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person. **OR** Development involving *essential community infrastructure*:- (a) does not result in any new building work, other than an addition to an existing building; (b) does not involve *vegetation clearing*; and (c) does not alter ground levels or stormwater conditions. **OR** Development involving *essential community infrastructure* includes measures identified by a site-specific geotechnical assessment, prepared by a competent person, that ensure:- (a) the long term stability of the *site*, including associated buildings and *infrastructure*; (b) *access* to the *site* will not be impeded by a landslide event; and (c) the community *infrastructure* will not be adversely affected by landslides originating from other land, including land above the *site*.
Storage of Hazardous Materials			
PO2	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of landslide on hazardous materials manufactured or stored in bulk.	**AO2**	Development involving the manufacture or storage of hazardous materials in bulk is not located within a landslide hazard area, or on *steep land*, as identified on a Landslide Hazard and Steep Land Overlay Map. **OR** Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person. **OR** Where development is located in a landslide hazard area[40], a site-specific geotechnical assessment prepared by a competent person certifies that:- (a) the stability of the *site*, including associated buildings and *infrastructure*, will be maintained during both the construction and operational life of the development; and

[40] As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

Performance Outcomes		Acceptable Outcomes	
			(b) the *site* is not subject to risk of landslide activity originating from other land.
Steep Land			
Site Responsive Design			
PO3	Development, including associated *access*, is designed and constructed to:- (a) sensitively respond to the constraints imposed by slope; (b) minimise impacts on the natural landform and landscape character; and (c) avoid any potential instability and associated problems, including long term stability of the *site* and long term stability of the development and adjoining properties.	**AO3.1** **AO3.2** **AO3.3**	No additional lot which includes a house site is created on land with a *slope* of 25% or greater. Development avoids or minimises *filling or excavation* by using elevated construction or stepped (split level) building forms. Development provides for cut and fill batters to be stabilised and protected from erosion by measures such as grassing, dense landscapes, retaining walls or other suitable stabilisation/protective methods.
PO4[41]	Development is sensitively designed, sited and erected to respect and be visually integrated into the *streetscape* and the natural surroundings by ensuring:- (a) adequate screening of the underneath of buildings; (b) retention, where possible, of natural landforms, drainage lines and *vegetation*; and (c) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, scenic routes and other critical vantage points, outside of the *site*.	**AO4.1** **AO4.2**	Any building, including any associated car parking structure:- (a) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or (b) incorporates undercroft skirting or screening (such as timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or (c) incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building. The extent of *filling or excavation* is revegetated immediately following completion of the works.
Safe and Efficient Access			
PO5	Development provides safe and efficient *access* for vehicles and pedestrians.	**AO5.1** **AO5.2** **AO5.3** **AO5.4**	Road grades comply with the standards specified in the **Planning scheme policy for development works.** Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location. Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways. Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.

[41] Editor's note—the acceptable outcomes corresponding to this performance outcome represent only partial fulfilment of the performance outcome. In order to adequately address this performance outcome, other measures are also likely to be necessary.

8.2.11 Regional infrastructure overlay code[42]

8.2.11.1 Application

(1) This code applies to assessable development:-

(a) subject to the regional infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

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

8.2.11.2 Purpose and overall outcomes

(1) The purpose of the Regional infrastructure overlay code is to is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned regional *infrastructure* within the Sunshine Coast:-

(a) gas pipelines;
(b) high voltage electricity transmission lines;
(c) water supply pipelines;
(d) sewage treatment plants;
(e) *major roads*;
(f) railways; and
(g) dedicated public transport corridors.

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

(a) existing and planned regional *infrastructure* facilities, networks and corridors are protected from incompatible development;

(b) development proximate to existing and planned regional *infrastructure* facilities, networks and corridors is appropriately located, designed, constructed and operated to:-

(i) avoid compromising the integrity, operational efficiency and maintenance of regional *infrastructure*; and
(ii) protect the amenity, health and safety of people and property; and

(c) the number of people exposed to the potential adverse impacts emanating from regional *infrastructure* is minimised.

8.2.11.3 Performance outcomes and acceptable outcomes

Table 8.2.11.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Gas Pipeline Corridors and Buffers			
PO1	Development provides and maintains adequate separation between the use or works and the gas pipeline corridor identified on a Regional Infrastructure Overlay	**AO1**	Buildings and structures are setback a minimum of 40 metres from a gas pipeline as identified on a Regional Infrastructure Overlay Map.

[42] Editor's note—the following elements referred to in this code are identified on the Regional Infrastructure Overlay Maps in **Schedule 2 (Mapping)**:-
(a) gas pipeline corridors and buffers;
(b) high voltage electricity transmission lines and buffers;
(c) water supply pipelines and buffers;
(d) sewage treatment plants and buffers;
(e) *major road* corridors and buffers;
(f) railway corridors and buffers; and
(g) dedicated transit corridors and buffers.

Performance Outcomes		Acceptable Outcomes	
	Map, so as to minimise risk of harm to people and property.		Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.
PO2	Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of the gas pipeline and the supply of gas.	**AO2**	No acceptable outcome provided. Editor's note—it is recommended that an applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application in the vicinity of a gas pipeline corridor.
High Voltage Electricity Transmission Lines and Buffers[43]			
PO3	Development does not adversely impact on existing or planned high voltage electricity transmission *infrastructure*.	**AO3**	Urban residential lots and buildings and structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line as identified on a Regional Infrastructure Overlay Map.
PO4	*Sensitive land uses* are not located close to high voltage electricity transmission lines.	**AO4**	Buildings and outdoor use areas associated with a *sensitive land use* are setback from the closest boundary of an easement for, or an area otherwise affected by, a high voltage electricity transmission line, in accordance with the following:- (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between 133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV.
Water Supply Pipelines and Buffers			
PO5	Development within a water supply pipeline and buffer identified on a Regional Infrastructure Overlay Map:- (a) is located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**AO5**	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on a Regional Infrastructure Overlay Map. Editor's note—should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.
Sewage Treatment Plants and Buffers			
PO6	Residential activities and other *sensitive land uses* are not adversely affected by odour emissions from existing or planned sewage treatment plants.	**PO6.1** **PO6.2** **PO6.3**	A *sensitive land use* involving a residential activity is not located or intensified within a sewage treatment plant buffer as identified on a Regional Infrastructure Overlay Map. A *sensitive land use* (other than a residential activity) located within a sewage treatment plant buffer, as identified on a Regional Infrastructure Overlay Map, demonstrates that occupants and users will not be adversely affected by odour emissions from the sewage treatment plant. Reconfiguring a lot within a sewage treatment plant buffer, as identified on a

[43] Editor's note—applicants are encouraged to consult with the relevant electricity transmission line manager when proposing development in the vicinity of high voltage electricity transmission lines. Any work within an electricity transmission line easement may require the consent of the electricity transmission manager that holds the easement.

Performance Outcomes		Acceptable Outcomes	
			Regional Infrastructure Overlay Map:- (a) does not result in the creation of additional lots used or capable of being used for residential activities; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available dwelling sites and the sewage treatment plant.
Major Road and Railway Corridors and Buffers[44]			
PO7	*Sensitive land uses* are located and designed to ensure that noise emissions from existing or planned *major road* and railway corridors do not adversely affect:- (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.	**AO7**	No acceptable outcome provided. Editor's note—Part 4.4 of the *Queensland Development Code* provides requirements for residential buildings in a designated transport corridor.
PO8	Development within a *major road* or railway corridor buffer, as identified on a Regional Infrastructure Overlay Map, maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	**AO8**	No acceptable outcome provided.
PO9	Development retains and enhances existing *vegetation* between the intended location of the development and a *major road* or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO9**	No acceptable outcome provided.
Dedicated Public Transport Corridors and Buffers			
PO10	Development adjacent to an existing or planned dedicated public transport corridor and buffer, as identified on a Regional Infrastructure Overlay Map, is:- (a) compatible with the nature and function of the corridor; and (b) does not compromise the operational efficiency of the corridor.	**AO10**	No acceptable outcome provided.

[44] Major Road Corridors and Buffers identified on the Regional Infrastructure Overlay Maps incorporate designated transport noise corridors for the purposes of the *Building Act 1975*.

8.2.12 Scenic amenity overlay code[45] [46]

8.2.12.1 Application

(1) This code applies to assessable development:-

(a) subject to the scenic amenity overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

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

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

8.2.12.2 Purpose and overall outcomes

(1) The purpose of the Scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Sunshine Coast.

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

(a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-

(i) the scenic amenity values visible from scenic routes;
(ii) the regional inter-urban break which provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region;
(iii) the sub-regional inter-urban breaks which provide continuity of separation between urban communities within the Sunshine Coast and define individual communities as separate places within the sub-region; and
(iv) significant views and vistas[47].

8.2.12.3 Performance outcomes and acceptable outcomes

Table 8.2.12.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Scenic Routes			
PO1	Development does not detract from the visual amenity of a scenic route and:- (a) is visually unobtrusive, relative to its urban or non-urban setting and surroundings, when viewed from the scenic route; (b) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and (c) is low key, both visually and in scale, so as not to detract	**AO1**	Development on land adjoining a scenic route, as identified on a Scenic Amenity Overlay Map:- (a) retains existing *vegetation* and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route; (b) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and (c) minimises visual impacts on the scenic

[45] Editor's note—the following elements referred to in this code are identified on the Scenic Amenity Overlay Maps in **Schedule 2 (Mapping)**:-
(a) scenic routes; and
(b) the regional inter-urban break.
Sub-regional inter-urban breaks are identified on **Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)**.

[46] Editor's note—the **Planning scheme policy for the scenic amenity overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a visual impact assessment report.

[47] Editor's note—a local plan code may also contain requirements with respect to local view corridors and view lines.

Performance Outcomes		Acceptable Outcomes	
	from the scenic amenity offered from the scenic route.		route in terms of:- (i) the scale, *building height* and *setback* of buildings; (ii) the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of signage.
Regional Inter-urban Break			
PO2	Urban and rural residential development does not occur within the regional inter-urban break.	**AO2**	No acceptable outcome provided.
PO3	Development protects and enhances the landscape values of the regional inter-urban break as a non-urban land area, free of urban elements and *infrastructure*, that maintains the continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area.	**AO3**	No acceptable outcome provided.
Sub-regional Inter-urban Breaks			
PO4	Urban and rural residential development does not occur within a sub-regional inter-urban break.	**AO4**	No acceptable outcome provided.
PO5	Development protects the function of a sub-regional inter-urban break in providing physical and visual separation between urban areas, individual places and communities within the Sunshine Coast.	**AO5**	No acceptable outcome provided.
Significant Views and Vistas			
PO6	Assessable development requiring impact assessment, or other development that exceeds the maximum height specified on a Height of Buildings and Structures Overlay Map, does not adversely impact upon significant views. Note—the Height of buildings and structures overlay code provides that certain types of development may exceed the height limits specified for a *site* on the applicable Height of Buildings and Structures Overlay Map.	**AO6**	Development maintains or enhances the significant views identified in **Table 8.2.12.3.2 (Significant views)**.

Table 8.2.12.3.2 Significant views

Column 1 Significant views	Column 2 Location
Views of the Glass House Mountains from Bulcock Beach, Wickham Point and the higher parts of Regent and Queen Streets (near Maltman Street)	Caloundra local plan area
View of Pumicestone Passage and Bribie Island from Bulcock Beach and within the Caloundra Town Centre	Caloundra local plan area
Views of Moffat Beach and Tooway Lake and the northern beaches from Moffat Head	Caloundra local plan area
Views to Moffat Head from Dicky Beach and Shelly Beach	Caloundra local plan area
Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head	Caloundra local plan area
Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade	Caloundra local plan area
Views to Point Cartwright from Moffat Head and Dicky Beach	Caloundra local plan area
Views from Caloundra Road and Little Mountain to Pumicestone Passage, Moreton Bay and Islands	Caloundra West local plan area
Views of the Glass House Mountains from Pumicestone Passage	Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area

Column 1 Significant views	Column 2 Location
Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Kings Beach and Bulcock Beach	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)	Caloundra local plan area
Views north to Noosa from Moffat Head	Caloundra local plan area
Views from Mary Cairncross Scenic Reserve to the Glass House Mountains and over the coastal plain	Rural area
Views eastwards and southwards from Blackall Range escarpment, including views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout	Blackall Range local plan area, Rural area
Views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny-Mapleton)	Blackall Range local plan area, Rural local plan area
Views from George Carpenter Place (Montville)	Blackall Range local plan area
Views from Howell's Knob Lookout	Rural area
Views towards Lake Baroon Pocket Dam	Blackall Range local plan area, Maleny local plan area, Rural area
Views from the Obi Lookout	Rural area
Views to the Glass House Mountains across the escarpment and Mary Cairncross Scenic Reserve from Mary Cairncross Drive	Rural area
Views from Kayan's Park Lookout (Dulong)	Rural area
Views from Point Glorious Lookout	Rural area
Views from Mt Ninderry	Rural area
Views from Peregrine Lookout (Mapleton State Forest)	Rural area
Views from William Parsons Park	Nambour local plan area
Views from Kenilworth Forest Drive Lookout (Kenilworth)	Rural area
Views from Mt Alan Fire Tower (Kenilworth)	Rural area
Views from Boolumba View (Kenilworth)	Rural area
Views from Ball Lookout (Doonan)	Rural area
Views from Pt Cartwright	Coolum local plan area
Views from Mt Coolum	Coolum local plan area
Views from Pt Perry (Coolum)	Coolum local plan area
Views from Pt Arkwright	Coolum local plan area
Views of Mt Coolum from David Low Way and Sunshine Motorway	Coolum local plan area, Maroochy North Shore local plan area, Rural area
Views of coastline from David Low Way between Yaroomba and Coolum	Coolum local plan area

8.2.13 Water resource catchments overlay code[48]

8.2.13.1 Application

(1) This code applies to assessable development:-

(a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.2.13.2 Purpose and overall outcomes

(1) The purpose of the Water resource catchments overlay code is to protect the following water supply catchments that are wholly or partly contained in the Sunshine Coast:-

(a) Cooloolabin Dam and Wappa Dam;
(b) Baroon Pocket Dam;
(c) Ewen Maddock Dam; and
(d) Somerset Dam and Wivenhoe Dam.

(2) The purpose of the Water resource catchments overlay code will be achieved through the following overall outcomes:-

(a) development is located, designed and managed to avoid adverse impacts on water quality in a water supply catchment;

(b) development maintains and contributes to improving water quality in a water supply catchment;

(c) development promotes sustainable land use practices within a water supply catchment;

(d) development protects and enhances land resources, natural systems and *vegetation* within a water supply catchment; and

(e) development in a water supply catchment ensures that there is no cumulative impact on water quality.

8.2.13.3 Performance outcomes and acceptable outcomes

Table 8.2.13.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Effects of Development on Water Supply Storages and Water Supply Catchment Areas			
PO1	Development complies with the specific outcomes of the *SEQ Water Development Guidelines for Water Quality Management in Drinking Water Catchments* as if the specific outcomes are performance outcomes.	**AO1**	Development complies with the measures of the *SEQ Water Development Guidelines for Water Quality Management in Drinking Water Catchments* as if the measures are acceptable outcomes.

Part 8

[48] Editor's note—*water supply storages* and *water resource catchment areas* are identified on the Water Resource Catchments Overlay Maps in **Schedule 2 (Mapping)**.