

PART 10 - NOOSA NORTH SHORE LOCALITY PLAN

Division 1—General provisions for the Noosa North Shore Locality Plan

10.1 Outline of Noosa North Shore Locality Plan

The following components comprise the Noosa North Shore Locality Plan—

10.1.1 Locality maps comprising of¹—

- a) Noosa North Shore (Map ZM7);
- b) Noosa North Shore Biodiversity Overlay (Map OM7.1);
- c) Noosa North Shore Heritage Overlay (Map OM7.2);
- d) Noosa North Shore Natural Hazard Overlay - Landslide and Flooding (Map OM7.3);
- e) Noosa North Shore Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM7.4); and
- f) Noosa North Shore Natural Resources Overlay (Map OM7.5).

10.1.2 General provisions for the assessment tables (Division 2);

10.1.3 Assessment tables for material change of use in each zone in the locality as follows—

- a) Detached Housing Zone (Division 3);
- b) Visitor Mixed Use Zone (Division 4);
- c) Community Services Zone (Division 5);
- d) Rural Settlement Zone (Division 6);
- e) Open Space Recreation Zone (Division 7); and
- f) Open Space Conservation Zone (Division 8).

10.1.4 Assessment table for the locality—Development other than material change of use (Division 9);

10.1.5 The Noosa North Shore Locality Code comprising—

- a) General provisions for the Noosa North Shore Locality Code (Division 10);
- b) Overall outcomes for the Noosa North Shore Locality (Division 11);
- c) Specific outcomes for the Noosa North Shore Locality (Division 12); and
- d) Specific outcomes for each zone in the locality including—

¹ The relevant overlay codes relating to the overlay maps are located in Part 13.

- 10.1.6 Detached Housing Zone (Division 13);
- a) Visitor Mixed Use Zone (Division 14);
 - b) Community Services Zone (Division 15);
 - c) Rural Settlement Zone (Division 16);
 - d) Open Space Recreation Zone (Division 17); and
 - e) Open Space Conservation Zone (Division 18).

Division 2—General provisions for assessment tables

10.2 Categories of development and assessment

The categories of development and assessment for each type of development are identified in column 2 of tables 10.1 to 10.7. The types of development are as follows—

- 10.2.1 Tables 10.1—10.6—making a material change of use for a defined use, another use in a defined use class, or an undefined use, listed in column 1; or
- 10.2.2 Table 10.7—development other than a material change of use, listed in column 1 and including—
- a) Carrying out building work not associated with a material change of use;
 - b) Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use;
 - c) Placing an advertising device on premises;
 - d) Reconfiguring a lot;
 - e) Carrying out operational work associated with a material change of use where a Development Permit for material change of use has been issued;
 - f) Carrying out operational work associated with reconfiguring a lot where a Development Permit for reconfiguring a lot has been issued;
 - g) Carrying out operational works for the construction of a driveway for a **Detached house**;
 - h) Carrying out operational works for prescribed tidal works;
 - i) Excavating or filling of land not associated with a material change of use; and
 - j) Other.

10.3 Assessment benchmarks for assessable development and requirements for accepted development

- 10.3.1 The relevant assessment benchmarks are referred to in column 3 of tables 10.1 to 10.7;
- 10.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 10.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

10.4 Consistent and inconsistent uses

- 10.4.1 In accordance with the following sections identified for the respective zones, a defined use or use class is noted in column 1 of the assessment table for making a material change of use for the relevant zone as either a consistent use or an inconsistent use.
- a) Division 13 — Detached Housing Zone (Sections 10.11 and 10.12);
 - b) Division 14 — Visitor Mixed Use Zone (Sections 10.14 and 10.15);
 - c) Division 15 — Community Services Zone (Sections 10.18 and 10.19);
 - d) Division 16 — Rural Settlement Zone (Sections 10.21 and 10.22);
 - e) Division 17 — Open Space Recreation Zone (Sections 10.24 and 10.25); and
 - f) Division 18 — Open Space Conservation Zone (Section 10.27 and 10.28).

Division 3—Assessment table for the Detached Housing Zone³

Table 10.1

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE⁴

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment ⁶ | Column 3 Assessment benchmarks for assessable development ⁷ and requirements for accepted development |
|---|---|---|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |

² Assessment benchmarks will include matters prescribed by Sections 3.5.4 (Code Assessment) and 3.5.5 (Impact Assessment) of *IPA* in addition to the provisions of this planning scheme.

³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

⁴ For development other than material change of use refer to assessment table 10.7 (Division 9)

⁵ Refer to Part 2, Section 2.10 Dictionary for definitions

⁶ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁷ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment ⁶ | Column 3 Assessment benchmarks for assessable development ⁷ and requirements for accepted development |
|---|--|--|
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Home-based business Type 1 Limited visibility or Type 2 Evident</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 10.12</p> | <p><i>Accepted development subject to requirements</i> if Home-based business Type 1</p> <p><i>Code assessment</i> if—</p> <p>a) Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or</p> <p>b) Home-based business Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business; or</p> <p>b) Entertainment and dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business</p> | <p>If <i>accepted development</i> subject to requirements—</p> <p>a) Column 2 of Table 14.11 of the Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.45 of the Building Works Code</p> <p>If <i>code assessment</i> —</p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14-44 – 14.45 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> No Community uses</p> <p><i>Inconsistent use</i> All Community Uses</p> | <p><i>Impact assessment</i> All Community Uses</p> | |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached House; or Community residence or Visitor accommodation Type 1 Home hosted</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.12</p> | <p><i>Accepted development subject to requirements</i> if—</p> <p>a) Detached house; or</p> <p>b) Community residence</p> <p><i>Code assessment</i> if—</p> <p>a) Detached house and not complying with Column 2 of Tables 14.28 -14.30 of the Detached House Code, except if an alternative provision to the QDC⁸; or</p> <p>b) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative</p> | <p>If <i>accepted development</i> subject to requirements—</p> <p>a) Column 2 of Tables 14.28- 14.30 of the Detached House Code; and</p> <p>b) if a Community Residence — Column 2 of Table 32a of the Community Residence Code</p> <p>If <i>code assessment</i>—</p> <p>a) Detached house—Detached House Code; or</p> <p>b) Community residence –</p> <p>i. Community Residence Code; and</p> <p>ii. Detached House Code</p> |

⁸ A Code assessment application is not required for non-compliance with an *alternative provision* to the QDC. See Section 10.4.

| Column 1 Defined use or use class ⁵ | Column 2 Categories of development and assessment ⁶ | Column 3 Assessment benchmarks for assessable development ⁷ and requirements for accepted development |
|---|--|---|
| | provision to the <i>QDC</i> ⁹ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment</i> if— a) Ancillary dwelling unit ; or b) Multiple housing ; or c) Visitor accommodation | |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ⁹ -development approval is not required <i>Impact assessment—</i> otherwise | If <i>accepted development</i> - no assessment benchmarks apply. |

Division 4—Assessment Table for the Visitor Mixed Use Zone¹⁰

Table 10.2

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VISITOR MIXED USE ZONE - MAKING A MATERIAL CHANGE OF USE¹¹

| Column 1 Defined use or use class ¹² | Column 2 Categories of development and assessment ¹³ | Column 3 Assessment benchmarks for assessable development ¹⁴ and requirements for accepted development |
|---|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Use | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |

⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

¹⁰ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

¹¹ For development other than material change of use refer to assessment table 10.7 (Division 9)

¹² Refer to Part 2, Section 2.11 Dictionary for definitions

¹³ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

¹⁴ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ¹² | Column 2 Categories of development and assessment ¹³ | Column 3 Assessment benchmarks for assessable development ¹⁴ and requirements for accepted development |
|---|---|--|
| BUSINESS USES— | | |
| <p><i>Consistent use</i> Entertainment and dining business Type 1 Food and beverage; or Home-based business Type 1 Limited visibility or Type 2 Evident</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 10.15</p> | <p><i>Code assessment if—</i> Home-based business Type 1</p> <p><i>Impact assessment if—</i> a) Commercial business; or b) Entertainment and dining business; or c) Home-based business Type 2 or 3; or d) Industrial business; or e) Retail business</p> | <p><i>If code assessment—</i> a) Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45, of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> Open space Type 1 Sport and Recreation or Type 2 Camp ground</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 10.15</p> | <p><i>Impact assessment</i> All Community Uses</p> | |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Visitor accommodation Type 2 Caravan park or Type 3 Rural</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.15</p> | <p><i>Impact assessment</i> All Residential Uses</p> | |
| OTHER USES— | | |
| <p>Uses not otherwise defined</p> | <p><i>Accepted development</i> if a road¹⁵-development approval is not required</p> <p><i>Impact assessment—</i>otherwise</p> | <p><i>If accepted development -</i> no assessment benchmarks apply.</p> |

¹⁵ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 5—Assessment table for the Community Services Zone¹⁶

Table 10.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE¹⁷

| Column 1 Defined use or use class ¹⁸ | Column 2 Categories of development and assessment ¹⁹ | Column 3 Assessment benchmarks for assessable development ²⁰ and requirements for accepted development |
|---|--|---|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent use</i> No Business uses | <i>Impact assessment if—</i> All Business uses | |
| <i>Inconsistent use</i> All Business Uses | | |
| COMMUNITY USES— | | |
| <i>Consistent use</i> Education Type 4 Information if an <i>Information Centre</i> or Emergency services; or Open space; or Wellbeing Type 2 | <i>Code assessment if—</i> a) Education Type 4; or b) Emergency Service; or c) Open Space Type 1; or d) Wellbeing Type 2 <i>Impact assessment if—</i> a) Education Types 1, 2, or 3; or b) Open Space Type 2; or c) Wellbeing Types 1, 3 or 4 | <i>If code assessment—</i> a) Noosa North Shore Locality Code; b) Community Uses Code; c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |
| <i>Inconsistent use</i> Those Community Uses listed in Section 10.20 | | |
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> All Service and utility; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot | <i>Code assessment if—</i> a) Service and utility Types 1, 2 or 4; or b) Transport Types 1, 2 or 3 <i>Impact assessment if—</i> a) Service and utility Type 3; or b) Transport Type 4 | <i>If code assessment—</i> a) Noosa North Shore Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i> |
| <i>Inconsistent use</i> Those Infrastructure | | |

¹⁶ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

¹⁷ For development other than material change of use refer to assessment table 10.7 (Division 9)

¹⁸ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁹ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

²⁰ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ¹⁸ | Column 2 Categories of development and assessment ¹⁹ | Column 3 Assessment benchmarks for assessable development ²⁰ and requirements for accepted development |
|--|---|--|
| Uses listed in Section 10.20 | | |
| RESIDENTIAL USES— | | |
| <i>Consistent use</i> Ancillary dwelling unit | <i>Code assessment if</i> Ancillary dwelling unit | If <i>code assessment—</i> Detached House Code |
| <i>Inconsistent use</i> Those Residential Uses listed in Section 10.20 | <i>Impact assessment if—</i> a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation | |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ²¹ -development approval is not required <i>Impact assessment—</i> otherwise | If <i>accepted development</i> - no assessment benchmarks apply. |

Division 6—Assessment table for the Rural Settlement Zone²²

Table 10.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE²³

| Column 1 Defined use or use class ²⁴ | Column 2 Categories of development and assessment ²⁵ | Column 3 Assessment benchmarks for assessable development ²⁶ and requirements for accepted development |
|--|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> Cultivation Type 1 Traditional; or Animal Husbandry 1; or All Forestry | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> Those Agricultural Uses listed in section 10.23 | | |
| BUSINESS USES— | | |

²¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

²² Categories of development and assessment may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

²³ For development other than material change of use refer to assessment table 10.7 (Division 9)

²⁴ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁵ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

²⁶ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ²⁴ | Column 2 Categories of development and assessment ²⁵ | Column 3 Assessment benchmarks for assessable development ²⁶ and requirements for accepted development |
|--|--|--|
| <p><i>Consistent use</i> Home-based business Type 1 Limited visibility or Type 2 Evident</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 10.23</p> | <p><i>Accepted development subject to requirements if</i> Home-based business Type 1</p> <p><i>Code assessment if—</i></p> <p>a) Home-based business Type 1 and not complying with column 2 of Table 14.11 of the Business Uses Code; or</p> <p>b) Home-based business Type 2</p> <p><i>Impact assessment if—</i></p> <p>a) Commercial business; or</p> <p>b) Entertainment & dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business</p> | <p><i>If accepted development subject to requirements—</i></p> <p>a) Column 2 of Table 14.11 of the Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> <p><i>If code assessment —</i></p> <p>a) Business Uses Code; and</p> <p>b) if involving building work— Column 2 of Table 14.44 – 14.46 of the Building Works Code</p> |
| COMMUNITY USES— | | |
| <p><i>Consistent Use</i> Emergency Service Type 2 Shed</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 10.23</p> | <p><i>Code assessment if</i> Emergency service Type 2</p> <p><i>Impact assessment if—</i></p> <p>a) Education; or</p> <p>b) Emergency service Type 1; or</p> <p>c) Open space; or</p> <p>d) Wellbeing</p> | <p><i>If code assessment—</i></p> <p>a) Noosa North Shore Locality Code;</p> <p>b) Community Uses Code;</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes</i></p> |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Detached House; or Community residence; or Visitor accommodation Type 1 Home hosted</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.23</p> | <p><i>Accepted development subject to requirements if—</i></p> <p>a) Detached house; or</p> <p>b) Community residence</p> <p><i>Code assessment if—</i></p> <p>a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative provision to the <i>QDC</i>²⁷; or</p> | <p><i>If accepted development subject to requirements—</i></p> <p>a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and</p> <p>b) If Community Residence— Column 2 of Table 32a of the Community Residence Code</p> <p><i>If code assessment—</i></p> <p>a) Detached house — Detached House Code; or</p> <p>b) Visitor accommodation</p> |

²⁷ A Code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 10.4.

| Column 1 Defined use or use class ²⁴ | Column 2 Categories of development and assessment ²⁵ | Column 3 Assessment benchmarks for assessable development ²⁶ and requirements for accepted development |
|--|---|--|
| | b) Visitor accommodation Type 1 ; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, except if an alternative provision to the <i>QDC</i> ²⁸ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if</i> a) Ancillary dwelling unit; or b) Multiple housing ; or c) Visitor accommodation Types 2, 3 or 4 | Type 1 — i. Noosa North Shore Locality Code; and ii. Visitor Accommodation Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ; or c) Community residence – i. Community Residence Code; and ii. Detached House Code |
| OTHER USES— | | |
| Uses not otherwise defined | <i>Accepted development</i> if a road ²⁸ -development approval is not required <i>Impact assessment—otherwise</i> | If <i>accepted development</i> - no assessment benchmarks apply. |

Division 7—Assessment table for the Open Space Recreation Zone²⁹

Table 10.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE³⁰

| Column 1 Defined use or use class ³¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³² and requirements for accepted development |
|---|--|--|
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural Uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |

²⁸ All roads are included in a zone. Refer to Part 2 Section 2.10.

²⁹ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

³⁰ For development other than material change of use refer to assessment table 10.7 (Division 9)

³¹ Refer to Part 2, Section 2.10 Dictionary for definitions

³² Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

| Column 1 Defined use or use class ³¹ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³² and requirements for accepted development |
|---|---|--|
| <p><i>Consistent use</i> Entertainment and Dining Type 2 Recreation, Amusement & Fitness.</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 10.25</p> | <p><i>Code assessment if</i> Entertainment and Dining Type 2</p> <p><i>Impact assessment if—</i> a) Commercial business b) Entertainment and dining business Types 1 or 3 c) Home based business d) Industrial business e) Retail business</p> | <p><i>If code assessment—</i> a) Noosa North Shore Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i></p> |
| COMMUNITY USES— | | |
| <p><i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 10.25</p> | <p><i>Code assessment if</i> Open space Type 1 involving <i>building works</i> of 50m² of <i>gross floor area</i> or less</p> <p><i>Impact assessment if—</i> a) Education; or b) Emergency service; or c) Open Space Type 1 involving building work of more than 50m² of gross floor area or Type 2; or d) Wellbeing</p> | <p><i>If code assessment—</i> a) Noosa North Shore Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i></p> |
| INFRASTRUCTURE USES— | | |
| <p><i>Consistent use</i> Service and utility Type 2 Installation or Type 3 Tower</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 10.25</p> | <p><i>Impact assessment</i> All Infrastructure Uses</p> | |
| RESIDENTIAL USES— | | |
| <p><i>Consistent use</i> Ancillary dwelling unit or Visitor Accommodation Type 2 Caravan park</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.25</p> | <p><i>Impact assessment</i> All Residential Uses</p> | |
| OTHER USES— | | |
| <p>Uses not otherwise defined</p> | <p><i>Impact assessment</i></p> | |

Division 8—Assessment table for the Open Space Conservation Zone³³

Table 10.6

| CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE ³⁴ | | |
|---|--|--|
| Column 1 Defined use or use class ³⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development |
| AGRICULTURAL USES— | | |
| <i>Consistent use</i> No Agricultural uses | <i>Impact assessment</i> All Agricultural Uses | |
| <i>Inconsistent use</i> All Agricultural Uses | | |
| BUSINESS USES— | | |
| <i>Consistent uses</i> No Business uses | <i>Impact assessment</i> All Business Uses | |
| <i>Inconsistent use</i> All Business Uses | | |
| COMMUNITY USES— | | |
| <i>Consistent use</i> Education Type 4 Information , if an <i>information centre</i> or Open Space Type 2 Camp ground | <i>Impact assessment</i> All Community Uses | |
| <i>Inconsistent use</i> Those Community Uses listed in Section 10.29 | | |
| INFRASTRUCTURE USES— | | |
| <i>Consistent use</i> No Infrastructure uses | <i>Impact assessment</i> All Infrastructure Uses | |
| <i>Inconsistent use</i> All Infrastructure Uses | | |
| RESIDENTIAL USES— | | |
| <i>Consistent use</i> No Residential uses | <i>Impact assessment</i> All Residential Uses | |
| <i>Inconsistent use</i> All Residential Uses | | |
| OTHER USES— | | |
| Uses not otherwise | <i>Impact assessment</i> | |

³³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

³⁴ For development other than material change of use refer to assessment table 9.7 (Division 9)

³⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁶ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

| Column 1 Defined use or use class ³⁵ | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development |
|--|--|--|
| defined | | |

Division 9—Assessment table for development other than material change of use³⁷

Table 10.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NOOSA NORTH SHORE LOCALITY – DEVELOPMENT OTHER THAN MATERIAL CHANGE OF USE

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³⁸ and requirements for accepted development |
|--|---|--|
| Carrying out building work not associated with a material change of use | <i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with Column 2 of Tables 14.44-14.46 of the Building Works Code. | If <i>accepted development subject to requirements</i> — Column 2 of Table 14.44-14.46 of the Building Works Code If <i>code assessment</i> — Building Works Code |
| Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use ³⁹ | <i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure ⁴⁰ <i>Code assessment</i> if— a) Demolition of a Class 1 or 10 structure and not complying with Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation and Demolition Code; or b) Class 2 to 9 structure ⁴¹ <i>Accepted development</i> otherwise— development approval is not required | If <i>accepted development subject to requirements</i> — Column 2 of Tables 14.42-14.43 of the Building Demolition, Relocation and Removal Code. If <i>code assessment</i> — a) Building Removal, Relocation and Demolition Code; and b) Waste Management Code; and c) Erosion and Sediment Control Code. |
| Placing an advertising device on premises | <i>Accepted development subject to requirements.</i> <i>Code assessment</i> if— not complying with Column 2 Table 14-46 of Advertising Devices Code.. | If <i>accepted development subject to requirements</i> — Column 2 of Table 14-46 of the Advertising Devices Code If <i>code assessment</i> — Advertising Devices Code |

³⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

³⁸ Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

³⁹ A separate development permit will not be required if demolition or removal is to make way for a new use or building, on the same premises, for which a development permit has already been issued.

⁴⁰ As defined in the BCA

⁴¹ As defined in the BCA

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³⁸ and requirements for accepted development |
|--|--|--|
| Reconfiguring a lot ⁴² | <i>Code assessment</i> | <i>If code assessment—</i> a) Noosa North Shore Locality Code; and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> |
| Carrying out operational works for landscaping associated with a Community Residence where a Development Permit for material change of use is required to be issued | <i>Accepted development subject to requirements</i> | <i>If accepted development subject to requirements—</i> a) S6.1 and S6.2, Community Residence Code; and b) Column 2 of Table 14.57 and S1.1, S1.2, S3.1, and S26.1, Landscaping Code |
| Carrying out operational works associated with material change of use where Development Permit for material change of use has been issued | <i>Code assessment</i> | <i>If code assessment—</i> a) Landscaping Code; and b) <i>Engineering Works Codes</i> |
| Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued | <i>Code assessment</i> | <i>If code assessment—</i> a) Landscaping Code; and b) <i>Engineering Works Codes</i> |

⁴² Where premises are located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan, development applications for reconfiguring a lot will be subject to Division 3 of the regulatory provisions of the SEQ Regional Plan.

| Column 1 Type of development | Column 2 Categories of development and assessment | Column 3 Assessment benchmarks for assessable development ³⁸ and requirements for accepted development |
|---|---|--|
| Carrying out operational work for the construction of a driveway for a Detached house or Community residence ⁴³ | <i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with column 2 of Table 14.48 of Detached House Driveways Code | If <i>accepted development subject to requirements</i> — Column 2 of Table 14.48 of the Detached House Driveways Code If <i>code assessment</i> — Detached House Driveways Code. |
| Carrying out operational works for prescribed tidal works ⁴⁴ | <i>Code assessment</i> | If <i>code assessment</i> — a) Noosa North Shore Locality Code; and b) Table 14.64 of Watercourses Works Code ⁴⁵ |
| Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam) | <i>Accepted development subject to requirements</i> ⁴⁶ if— a) Detached Housing Zone and involving less than 10m ³ of material; or b) in all other zones and involving less than 100m ³ of material. <i>Code assessment</i> if— a) not complying with column 2 of the Earthworks Code; or b) Detached Housing Zone and involving 10m ³ or more of material; or c) in all other zones and involving 100 m ³ or more of material. | If <i>accepted development subject to requirements</i> - Column 2 of Table 14-52 of Earthworks Code; and a) Column 2 of Table 14-53 of the Erosion and Sediment Control Code If <i>code assessment</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code. |
| Excavation or filling not associated with a material change of use for the purpose of constructing a dam | <i>Accepted development subject to requirements</i> ⁴⁷ if Rural Settlement Zone and involving less than 500m ³ of material. <i>Code assessment</i> if— a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Rural Settlement Zone and involving 500m ³ or more of material; or c) in all other zones. | If <i>accepted development subject to requirements</i> - a) Column 2 of Table 14-52 of the Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code If <i>code assessment</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code. |

⁴³ A separate operational works approval is not required where the construction of a driveway for a detached house or community residence is associated with a material change of use.

⁴⁴ Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003* and includes tidal works outside the Noosa Waters lock system.

⁴⁵ The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

⁴⁷⁻⁴⁸ This applies only once to any premises.

Division 10—General provisions for the Noosa North Shore Locality Code

10.5 Noosa North Shore Locality Code

The following provisions comprise the Noosa North Shore Locality Code—

- 10.5.1 compliance with the Noosa North Shore Locality Code (Section 10.7);
- 10.5.2 overall outcomes for the Noosa North Shore Locality, including for each zone in the locality (Division 11);
- 10.5.3 specific outcomes and probable solutions for the Noosa North Shore Locality (Division 12); and
- 10.5.4 specific outcomes and probable solutions for each zone in the Noosa North Shore Locality (Divisions 13 to 18).

10.6 Compliance with the Noosa North Shore Locality Code

Development complies with the Noosa North Shore Locality Code if it—

- 10.6.1 fulfils the specific outcomes for the locality in Division 12; and
- 10.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 13 to 18).

Division 11—Overall outcomes for the Noosa North Shore Locality

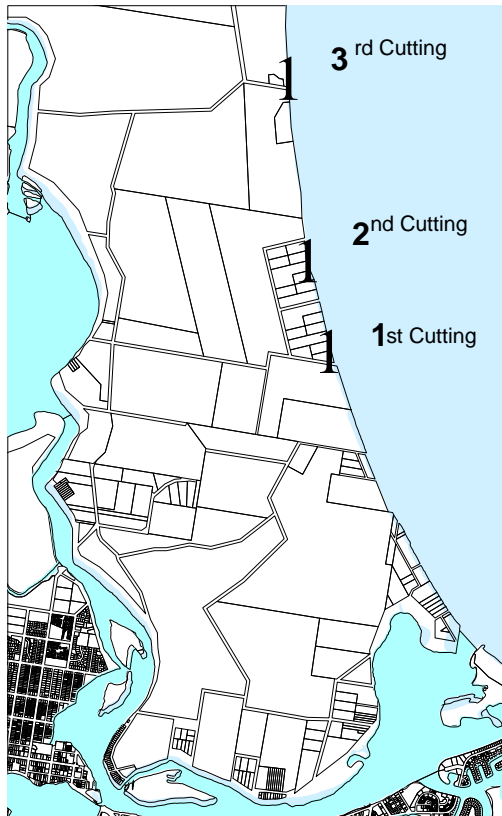
10.7 Overall outcomes for the Noosa North Shore Locality

- 10.7.1 The overall outcomes are the purpose of the Noosa North Shore Locality Code.
- 10.7.2 The overall outcomes sought for the Noosa North Shore Locality are the following—
 - a) New uses and works are located, designed and managed to—
 - i be compatible with other uses and works;
 - ii maintain the safety of people and works;
 - iii avoid significant adverse impacts on the amenity enjoyed by users of other premises, including acoustic and visual qualities; and
 - iv avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;
 - b) Development is consistent with the Priority Infrastructure Plan in Part 15;
 - c) The Noosa North Shore Locality lies in the north-eastern part of Noosa Shire bounded by-

- i. The Pacific Ocean and the coastline in the east;
 - ii. The Noosa River, including its mouth, in the south;
 - iii. The Noosa River, Lakes Cooroibah and Cootharaba in the west; and
 - iv. The Shire boundary in the north;
- d) The Noosa North Shore Locality retains its primary role as a substantial coastal area largely dedicated to conservation;
 - e) Development is secondary to and dominated by its open space setting with a very low intensity and scale of operation;
 - f) Limited visitor accommodation and services are provided in the locality, confined to the Visitor Mixed Use Zone, and the wilderness camp in the Open Space Recreation Zone;
 - g) Maintenance of the locality's remote setting and undeveloped character are achieved by—
 - i. a priority emphasis on conservation outcomes for the locality;
 - ii. ferry access;
 - iii. limited standards of access across the locality;
 - iv. avoiding the construction of a vehicular bridge across to the Noosa North Shore;
 - v. retention of existing vegetation with clearing kept to a minimum;
 - vi. *ecologically sustainable* management of recreational visitors and activities; and
 - vii. development areas limited to existing pattern, with no increase in the number of privately owned lots; and
 - viii. visitor accommodation and services are limited to existing type and scale; including general store, hotel, caravan park, camping grounds and built accommodation;
 - h) The locality maintains its substantially natural state, with little effect from development;
 - i) The locality serves as a buffer between the urbanised sections of Tewantin, Noosaville and Noosa Heads and the wilderness of the Great Sandy National Park to the north;
 - j) The locality contributes significantly to Noosa's core values due to its environmental and recreational attributes;
 - k) The locality and river system values are essential to the Shire and to the region of southeast Queensland;
 - l) The values of the locality are recognised in the National Park status of much of the locality including part of the southernmost section of the Great Sandy National Park, an extensive open space region including Fraser Island;
 - m) Much of the balance part of the locality is in public ownership which affords protection to many of its values;
 - n) The Noosa North Shore locality retains its primary role as a substantial coastal area largely dedicated to conservation;

- o) A hotel and general store provides limited commercial facilities to residents and visitors;
- p) The locality supports two communities and offers accommodation for visitors;
- q) Noosa North Shore provides residential and rural residential home sites, particularly along the Noosa River;
- r) Noosa North Shore offers accommodation for visitors to the locality in two areas:-
 - i) the campground located on the beachfront; and
 - ii) accommodation located east of Lake Cooroibah off Beach Road;
- s) The scale and form of buildings and other structures are—
 - i) closely related to the setting and existing buildings;
 - ii) designed to be responsive to the informal coastal and riverside character of the locality;
 - iii) integrated into the landform and landscape; and
 - iv) consistent with the amenity and safety expectations of the community;
- t) Residential development and **Visitor accommodation** is characterised by—
 - i) low impact buildings of a domestic scale within densely landscaped settings;
 - ii) building designs that are well articulated and that use design elements to present a pleasant appearance to public places;
 - iii) building designs that fit well with the coastal and riverside character of the locality and feature lightweight timber or cladding materials suited to the climate; and
 - iv) buildings of a domestic scale;
- u) Development offering **Visitor accommodation** and services is low key to avoid changes to the character as a result of excessive visitor numbers and adverse environmental impacts from over-use;
- v) **Residential Uses** and **Visitor accommodation** are well managed so they do not adversely impact upon land identified as open space;
- w) The demand for increased levels of community services is balanced with the environmental sensitivity of the locality;
- x) Community facilities, including parking and passive recreation space are located adjacent to the 1st cutting beach access off Beach Road (see **Map 10-1**), established in response to the needs of residents and visitors;

Map 10-1



- y) A range of nature based recreational experiences utilise the natural assets of the area and its separateness from the balance of Noosa as a means to enhance the experience of visitors and residents;
- z) Reticulated water supply and sewerage are not provided to the locality as part of any Council programme;
- aa) There is no adverse impact on ground and surface water quality, human health and amenity as a consequence of the on-site disposal of effluent;
- bb) Underground electricity supply is extended through the locality;
- cc) A ferry crossing of the Noosa River at Tewantin is maintained as the only means of vehicular access to Noosa North Shore from the south;
- dd) A single sealed access road between the ferry and the beach, via Beach Road is provided due to low population levels, environmental sensitivity and the desire to protect the character of the locality;
- ee) Vehicular access throughout the locality remains at an all-weather unsealed standard to most parts with much of the Noosa North Shore accessible only by four-wheel drive vehicle;
- ff) Access throughout the locality is of an adequate standard for recreation, but not suitable for residential and rural residential purposes;
- gg) Access is provided via the Forty Mile Beach vehicular access to Teewah, the coloured sands of the high dunes and north to other sections of the Great Sandy National Park and Double Island Point;
- hh) Beach access points are defined and controlled to 2 locations described as the 1st cutting and the 3rd cutting (See **Map 10.1**);

- ii) The inland road parallel to the beach between the 1st and 3rd cutting beach accesses (See **Map 10.1**) is upgraded;
- jj) The environmental and cultural heritage values of the locality are conserved and well managed;
- kk) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- ll) The **village of Teewah** remains a remote, secluded, small collection of detached houses without an urban standard of roads, services or infrastructure. It is confined to the area generally surrounded by Tailor Street, Stargazer Street, Mackerel Street, Mulloway Street and the Esplanade; and
- mm) The Noosa River and foreshores are protected from the cumulative impacts of development and activities and are protected in a way that promotes and provides for low impact nature-based recreation activities in and around the Noosa River over other forms of recreation;
- nn) For the **Detached Housing Zone**—single detached housing prevails which maintains—
 - i a low impact, low density development form of domestic scale;
 - ii a high level of residential amenity;
 - iii building styles befitting the coastal and riverside character of the locality and which respond to, and are integrated with, site characteristics including slope and *vegetation*; and
 - iv landscaped settings consistent with the character of the locality;
- oo) For the **Visitor Mixed Use Zone**—**Visitor accommodation** with associated **Business Uses** serve visitors to the locality; where—
 - i they are located within the existing allotment developed for **Visitor accommodation** and **Business Uses** with no further subdivision;
 - ii they continue to provide the same level of accommodation and business services as existing;
 - iii the premises are low impact, low density development forms of domestic scale;
 - iv development has a distinct open space feel, reflecting the seclusion and values of the Noosa North Shore; and the commercial attractions established at the sites are related to recreational experiences offered in the locality;
- pp) For the **Community Services Zone**—land committed or planned for community purposes is—
 - i protected and managed to enable the efficient and timely delivery of community services; and
 - ii consistent with the recreation, social and safety needs of the local community and visitors to the locality;
- qq) For the **Rural Settlement Zone**—detached housing on large lots—
 - i is the dominant building form and use, consisting of buildings of a domestic scale, to the general exclusion of other uses;

- ii incorporate designs that respond to, and are integrated with site characteristics, including native vegetation;
 - iii contributes to the rural or semi-rural character and amenity of the area; and
 - iv offers a relaxed rural lifestyle for residents;
- rr) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of recreational experiences conducive to community interaction and wellbeing; and
- ss) For the **Open Space Conservation Zone**—natural environmental values of the highest order and warranting conservation status are—
- i protected for their importance in contributing to *ecological sustainability* including maintenance of water quality, beach protection, and provision of habitat and open space linkages; and
 - ii appropriately managed to the general exclusion of development or any further subdivision of freehold lots.

Division 12—Specific Outcomes and Probable Solutions for the Noosa North Shore Locality

Table 10.8

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 10.8 Effects of use | |
| <p>Amenity O1 Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.</p> | No solution provided |
| <p>Maximillian Road and Beach Road O2 The vegetated character of Maximillian Road and Beach Road are protected and new <i>development</i> recognises and protects the function, capacity and efficiency of these roads.</p> | S2.1 Development along Maximillian Road and Beach Road provides a minimum of 10m wide <i>buffering</i> in the form of landscaped <i>setback</i> for visual screening and noise attenuation. |
| 10.9 Built form | |
| <p>Density O3 The density of development within the <i>site</i> area—</p> <ul style="list-style-type: none"> a) is compatible with surrounding development; and b) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native <i>vegetation</i> and natural landforms. | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <p>Height</p> <p>O4 Buildings and other structures—</p> <ul style="list-style-type: none"> a) are low rise and present a building height consistent with structures on adjoining and surrounding land; b) do not exceed a maximum height of 2 <i>storeys</i>; c) do not visually dominate the street, adjacent properties, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land, including existing sunlight to neighbouring properties; and e) respect the scale of the dune and coastal <i>vegetation</i>. | <p>S4.1 <i>Buildings</i> and other <i>structures</i> have a maximum building height of—</p> <ul style="list-style-type: none"> a) if in the Rural Zone or Rural Settlement Zone—8m or 9m where the pitched roof but no other part of the <i>building</i> or <i>structure</i> exceeds 8m (but not exceeding 2 storeys either way); or b) in all other zones—8m (but not exceeding 2 storeys). |
| <p>Setbacks</p> <p>O5 <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <ul style="list-style-type: none"> a) result in minimal disturbance of natural terrain; b) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties; c) preserve any existing <i>vegetation</i> that will buffer the proposed building and assist in the control of weeds; d) allow for landscaping to be provided between buildings; e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and f) help protect the natural character and visual amenity of the beachfront and riverfront. | <p>S5.1 <i>Buildings</i> and <i>structures</i> comply with the minimum building <i>setbacks</i> identified in Schedule 1 - Minimum Building Setbacks.</p> |
| <p>Fences</p> <p>O6 Fencing contributes to the bush setting of the Noosa North Shore and does not block the views of neighbours.</p> | <p>S6.1 Fencing comprises timber and wire materials rather than the use of solid wall construction</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| <p>Flooding and drainage⁴⁸</p> <p>O7 Buildings and other works are designed and sited to—</p> <ul style="list-style-type: none"> a) provide flood free access to premises and flood free habitable areas; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure carparking areas can be adequately drained; d) ensure drainage does not adversely impact upon other premises; and e) ensure filling or excavation does not adversely impact upon other premises by— <ul style="list-style-type: none"> i. causing ponding on the <i>site</i> or nearby land; ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path. | <p>S7.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for <i>habitable rooms</i> are—</p> <ul style="list-style-type: none"> a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modelling is available—a minimum of 300mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level; <p>AND</p> <p>S7.2 Dwelling houses are raised above ground with a suspended floor, rather than utilising "slab on ground" construction;</p> <p>AND</p> <p>S7.3 Development minimises the impact of earthworks associated with its building, access and service provision;</p> <p>AND</p> <p>S7.4 Drainage works are designed to disperse stormwater runoff, rather than concentrating it.</p> <p>AND</p> <p>S7.5 Car parking and maneuvering areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; or</p> <p>S7.6 <i>Basements</i> for residential uses have flood immunity above the 1%AEP <i>define flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p>S7.7 <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>define flood event</i> that may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p> |
| <p>Roof form</p> <p>O8 Rooflines—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the beachside and riverside character of the locality; c) avoid low pitched (eg. less than 5 degrees) or box roof profiles/parapets; and d) do not create opportunities for residents to overlook the <i>private open space areas</i> of neighbouring properties. | <p>S8.1 The main roof of the <i>building</i> has a <i>roof pitch</i> no less than 5 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>.</p> |

⁴⁸ Information on minimum floor levels and flood levels for some parts of the Shire is available from Council. These provisions are not limited to areas shown as Flood Hazard Areas on overlay maps OM1.3-9.3.

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 10.10 Environment, conservation and recreation | |
| <p>Environment and cultural heritage values</p> <p>O9 There are no significant adverse effects on biodiversity, native <i>vegetation</i>, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> a) changes to natural drainage; b) disturbance of the dune system and <i>wetland</i> system; c) management of fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) effluent disposal⁴⁹; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of cultural heritage significance. | <p>No solution provided</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Editor's note: <i>PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.</i></p> </div> |
| <p>Open space network</p> <p>O10 An integrated open space network is established, enhanced and protected throughout the locality to—</p> <ul style="list-style-type: none"> a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide habitat connectivity for wildlife; d) protect <i>watercourses</i> and <i>drainage lines</i>; e) protect <i>vegetation on steep slopes</i>; a) form a scenic backdrop for residential development; and b) provide on road and off road pedestrian and recreational access, including various sand tracks formed between the Noosa River in the south and the landing ground reserve in the north. | <p>S10.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p> |

⁴⁹ Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP1* – Information Council May Request.

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <p>Noosa trail network</p> <p>O14 A comprehensive network of bridle trails and pedestrian and bicycle links is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire’s residents and visitors;</p> <p>AND</p> <p>O15 Existing and future pedestrian, bridle trail or bicycle linkages are retained as part of a Shire wide trail network.</p> | <p>S14.1 No solution provided</p> <p>S15.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2;</p> <p>AND</p> <p>S15.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network, including severing of existing or future linkages; or</p> <p>S15.3 Alternative linkages to those indicated in Schedule 5 – Map 2 are provided;</p> <p>AND</p> <p>S15.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with—</p> <ul style="list-style-type: none"> a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i>. |

Division 13—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 10.9

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 10.11 Consistent Uses | |
| <p>O16 The following defined uses and use classes are consistent uses and are located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) Home-based business Type 1 or 2; b) Detached house; c) Community residence; and d) Visitor Accommodation Type 1 | No solution provided |
| 10.12 Inconsistent Uses | |
| <p>O17 The following defined uses and use classes are inconsistent uses and are not located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) All Community Uses; h) Service and utility; i) Transport Types 1, 2, 3 or 4; j) Ancillary dwelling unit; k) Multiple housing; and l) Visitor accommodation Types 2, 3 or 4 | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| 10.13 Built form | |
| <p>Streetscape and waterfront character</p> <p>O18 <i>Buildings and structures—</i></p> <ul style="list-style-type: none"> a) are at a scale and nature complementary and respectful to its surroundings; b) maintain the visual amenity of adjoining and surrounding development; c) are designed to address the street or the Noosa River and contribute positively to the streetscape character and riverfront character; d) are not visually dominated by garages or car ports; and e) orientate front doors, feature windows and roof treatment towards the street; <p>AND</p> <p>O19 Buildings and other structures provide for visual interest and amenity by:-</p> <ul style="list-style-type: none"> a) staggering or separating continuous walls into smaller sections to vary the elevation; and b) providing well-articulated building forms with strong vertical design features; <p>AND</p> <p>O20 Buildings give the physical appearance of being one Detached house;</p> <p>AND</p> <p>O21 Landscaping is established to lightly screen <i>buildings</i> and other <i>structures</i> when viewed from the street, lake or riverfront.</p> | <p>S18.1 No solution provided</p> <p>S19.1 For buildings and other structures—</p> <ul style="list-style-type: none"> a) the maximum wall length is 15m; and b) each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, <i>balconies</i> or a change of building material). <p>S20.1 No solution provided</p> <p>S21.1 No solution provided</p> |
| <p>Site cover</p> <p>O22 The <i>site cover</i> of <i>buildings</i> and other roofed <i>structures</i> within the <i>site area—</i></p> <ul style="list-style-type: none"> a) is of a scale that is compatible with surrounding development; b) for a class 1 or class 10a building, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; c) for other classes does not exceed - 40%; d) has a low site impact to maximise the opportunity to retain <i>natural site characteristics</i>, such as native dune <i>vegetation</i> and natural landforms; e) allows the opportunity to provide <i>soft landscaping</i> using <i>species of local origin</i> to enhance the visual setting, privacy and rural character of the development and facilitate stormwater management; and f) protect the natural character and visual amenity of the Noosa River system. | <p>S22.1 No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| <p>Front fences & walls O23 Front fences and walls are designed and sited to contribute to the rural character without creating any nuisance to neighbours or pedestrians.</p> | <p>S23.1 Front fences and walls are— a) not forward of the front plane of the <i>house</i>; or b) no more than 900mm high; or c) no more than 1.2m high and of <i>open construction</i> (ie. at least 50% transparent).</p> |

Division 14—Specific Outcomes and Probable Solutions for the Visitor Mixed Use Zone

Table 10.10

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 10.14 Consistent uses | |
| <p>O24 The following defined uses and use classes are consistent uses and are located in the Visitor Mixed Use Zone—</p> <p>a) Entertainment and dining Type 1; b) Home-based business Type 1 or 2; c) Open space; and d) Visitor accommodation Type 2 or 3.</p> | No solution provided |
| 10.15 Inconsistent uses | |
| <p>O25 The following defined uses and use classes are inconsistent uses and are not located in the Visitor Mixed Use Zone—</p> <p>a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining Types 2 or 3; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) Education; h) Emergency service; i) Wellbeing; j) All Infrastructure Uses; k) Detached house; l) Community residence; m) Ancillary dwelling unit; n) Multiple housing; and o) Visitor accommodation Types 1 or 4.</p> | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 10.16 Effects of Use | |
| <p>O26 Visitor accommodation is designed to provide for—</p> <ul style="list-style-type: none"> a) significant community facilities that benefit the community and visitors; and b) significant landscape treatments and buffers that visually screen the development when viewed from road frontages, neighbouring properties and watercourses. <p>O27 Mixed-use development, incorporating <i>dwelling units</i> or <i>accommodation units</i>, is designed and operated to ensure Business Uses do not have any adverse impact on the amenity enjoyed by residents, including impacts associated with—</p> <ul style="list-style-type: none"> a) visual and acoustic privacy; b) safety and security; and c) lighting. | <p>S26.1 Visitor accommodation provides for public amenities, information and interpretative facilities and Entertainment and dining Type 1 that meet the local needs of the community and visitors; AND</p> <p>S26.2 <i>Soft landscaping</i> is designed and maintained to provide a dense visual buffer to the development, such that the development is not visible from the Noosa River; AND</p> <p>S26.3 <i>Soft landscaping</i> is designed and maintained along road frontages and property boundaries to provide a dense visual buffer to the development; AND</p> <p>S27.1 Deliveries associated with the provision of goods and services to Business Uses are undertaken only between the hours of 7am to 7pm; AND</p> <p>S27.2 Business Uses operate only between the hours of 7am to 10pm, 7 days a week, apart from Friday and Saturday where Entertainment and dining business uses may operate until 12:00 midnight.</p> |
| 10.17 Built form | |
| <p>Streetscape character and visual bulk</p> <p>O28 Visitor Accommodation is designed to be suited to the attributes of the site and locality;</p> <p>AND</p> <p>O29 Where <i>buildings</i> and <i>structures</i> are to be redeveloped, they continue to express a similar visual bulk and architectural scale consistent with the existing <i>buildings</i> and <i>structures</i>.</p> | <p>S28.1 <i>Buildings</i> are clustered to maintain corridors of vegetation and more extensive areas of open space; AND</p> <p>S28.2 Accommodation buildings have no more than four attached <i>accommodation units</i>; AND</p> <p>S28.3 Accommodation buildings are lowset and do not exceed the height of the surrounding vegetation (generally <i>building height in storeys</i> and in metres does not exceed 1 storey or 5 metres respectively); AND</p> <p>S28.4 Advertising signs are not obtrusive and are not visible from a watercourse or beach; AND</p> <p>S28.5 Off-street carparking facilities are clustered in small groups which are integrated into the natural terrain and landscaping.</p> <p>S29.1 No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|---|
| <p>Scale and intensity O30 The scale and intensity of development on Lot 2 on RP135678 is not increased and is limited to existing building envelopes.</p> | <p>S30.1 For Lot 2 on RP135678 there is no intensification or expansion of <i>population density</i>, building height, <i>site cover</i>, <i>gross floor area</i> or <i>plot ratio</i> of the development in existence at the time of gazettal of this Plan.</p> |

Division 15—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 10.11

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| 10.18 Consistent uses | |
| <p>O31 The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <ul style="list-style-type: none"> a) Education Type 4 if an <i>Information Centre</i>; b) Emergency service; c) Open space; d) Wellbeing Type 2; e) Service and utility; f) Transport Types 1, 2 or 3; and g) Ancillary dwelling unit. | <p>No solution provided</p> |
| 10.19 Inconsistent uses | |
| <p>O32 The following defined uses and use classes are inconsistent uses and are not located in the Community Services Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) All Business Uses; c) Education if not Type 4, being an <i>information centre</i>; d) Wellbeing Type 1; e) Transport Type 4; f) Detached house; g) Community residence; h) Multiple housing; and i) Visitor accommodation. | <p>No solution provided</p> |
| 10.20 Effects of use | |
| <p>Provision of services and facilities O33 The village of Teewah is offered basic infrastructure services on Council controlled land at the southern edge of the village, with such services including emergency helicopter access and fire protection; AND O34 Council controlled land adjacent to the first cutting beach access is developed for the provision</p> | <p>No solution provided</p> |

| column 1 Specific Outcomes | column 2 Probable solutions |
|--|--------------------------------|
| of community facilities for picnicking, car parking and surf lifesaving; AND O35 Part of the original quarry reserve is managed by Council for intermittent use for stockpiling of material and similar community purposes; AND O36 The small allotment in the esplanade adjacent to the Noosa River and opposite Tewantin Town Centre, under the control of the Rural Fire Brigade, is developed for an Emergency service use. | |

Division 16—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 10.12

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 10.21 Consistent uses | |
| O37 The following defined uses and use classes are consistent uses and are located in the Rural Settlement Zone— a) Cultivation Type 1; b) Animal Husbandry Type 1; c) Home-based business Types 1 and 2; d) Emergency service Type 2; e) Detached house; f) Community residence; and g) Visitor accommodation Type 1. | No solution provided |

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--|
| 10.22 Inconsistent uses | |
| <p>O38 The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone—</p> <ul style="list-style-type: none"> a) Cultivation Type 2 b) Animal Husbandry Type 2; c) Forestry; d) Commercial business; e) Entertainment and dining business; f) Home-based business Type 3; g) Industrial business; h) Retail business; i) Education; j) Emergency service Type 1; k) Open space; l) Wellbeing; m) Service and utility; n) Transport Types 1, 2, 3 or 4; o) Ancillary dwelling unit; p) Multiple housing; and q) Visitor accommodation Types 2, 3 or 4. | No solution provided |
| 10.23 Built form | |
| <p>Streetscape and riverfront character O39 <i>Buildings and structures</i> are designed to address the street, lake or riverfront and contribute positively to the rural, lake and riverfront character.</p> | <p>S39.1 Elevations fronting the street, the Noosa River or lake are designed to provide vertical and horizontal articulation at maximum intervals of 3m, at a minimum depth of 1m, through elements such as doorways, windows, covered entries, <i>decks, balconies, awnings</i> and verandas.</p> |
| <p>Site cover O40 The <i>site cover</i> of buildings and other roofed structures within the <i>site area</i>—</p> <ul style="list-style-type: none"> a) has a low site impact to maximise the opportunity to retain <i>natural site characteristics</i>, such as native dune <i>vegetation</i> and natural landforms; and b) allows the opportunity to provide for additional <i>soft landscaping</i> that uses <i>vegetation of local origin</i>. | <p>S40.1 Class 1 buildings have a maximum <i>gross floor area</i> of 500m².</p> |
| <p>Fences & walls O41 Fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> a) contribute to the attractiveness of the waterfront; b) be compatible with the existing rural character; and c) avoid interference with the movement of surface stormwater. | <p>S41.1 Front fences or walls are no more than 1.2m high and of <i>open construction</i> (at least 50% transparent)</p> |

Division 17—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 10.13

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|---|
| 10.24 Consistent uses | |
| <p>O42 The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> a) Entertainment and dining Type 2; b) Emergency service Type 2; c) Open space; d) Wellbeing Type 2; e) Service and utility Type 2 or 3; f) Ancillary dwelling unit; and g) Visitor Accommodation Type 2 | <p>No solution provided</p> |
| 10.25 Inconsistent uses | |
| <p>O43 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining Types 1 and 3; d) Home-based business; e) Industrial business; f) Retail business; g) Education; h) Emergency service Type 1; i) Wellbeing Types 1, 3 or 4; j) Service and utility Type 1 or 4; k) Transport; l) Detached house; m) Community residence; n) Multiple housing; and o) Visitor accommodation Types 1, 3 and 4. | <p>No solution provided</p> |
| 10.26 Effects of use | |
| <p>Scale and intensity</p> <p>O44 The scale and intensity of development on Lot 32 on MCH4399 is not increased.</p> | <p>S44.1 For Lot 32 on MCH4399 there is no intensification or expansion of <i>population density, building height, site cover, gross floor area or plot ratio</i> of the development in existence at the time of gazettal of this Plan</p> |
| <p>O45 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby residential uses.</p> | <p>No solution provided</p> |

Division 18—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 10.14

| column 1 Specific Outcomes | column 2 Probable solutions |
|---|--------------------------------|
| 10.27 Consistent uses | |
| <p>O46 The following defined use is a consistent use and is located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> a) Education Type 4, if an <i>information centre</i>; b) Open Space Type 2. | No solution provided |
| 10.28 Inconsistent uses | |
| <p>O47 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) All Business Uses; c) Education Types 1, 2, or 3; d) Education Type 4, if an not an <i>information centre</i>; e) Emergency service; f) Open space Type 1; g) Wellbeing; h) All Infrastructure Uses; and i) All Residential Uses. | No solution provided |
| 10.29 Amenity | |
| <p>O48 Public lands are dedicated to conservation outcomes; AND O49 Public lands are used for passive recreation with facilities limited to sand tracks for access; AND O50 Private lands are retained in their natural state.</p> | No solution provided |