

PART 11 - NOOSAVILLE LOCALITY PLAN

Division 1—Contents of the Noosaville Locality Plan

11.1 Outline of Noosaville Locality Plan

The following components comprise the Noosaville Locality Plan—

11.1.1 Locality maps comprising of¹—

- a) Noosaville Zones (Map ZM8);
- b) Noosaville Biodiversity Overlay (Map OM8.1);
- c) Noosaville Heritage Overlay (Map OM8.2);
- d) Noosaville Natural Hazard Overlay - Landslide and Flooding (Map OM8.3);
- e) Noosaville Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM8.4);
and
- f) Noosaville Natural Resources Overlay (Map OM8.5);

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

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

- a) Detached Housing Zone (Division 3);
- b) Semi-Attached Housing Zone (Division 4);
- c) Attached Housing Zone (Division 5);
- d) Visitor Mixed Use Zone (Division 6);
- e) Neighbourhood Centre Zone (Division 7);
- f) Business Centre Zone (Division 8);
- g) Shire Business Centre Zone (Division 9);
- h) Community Services Zone (Division 10);
- i) Industry Zone (Division 11);
- j) Open Space Recreation Zone (Division 12); and
- k) Open Space Conservation Zone (Division 13);

11.1.4 Assessment table for the locality – Development other than material change of use (Division 14); and

11.1.5 The Noosaville Locality Code comprising—

- a) General provisions for the Noosaville Locality Code (Division 15);

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

- b) Overall outcomes for the Noosaville Locality (Division 16);
- c) Specific outcomes for the Noosaville Locality (Division 17); and
- d) Specific outcomes for each zone in the locality including—
 - i. Detached Housing Zone (Division 18);
 - ii. Semi-Attached Housing Zone (Division 19);
 - iii. Attached Housing Zone (Division 20);
 - iv. Visitor Mixed Use Zone (Division 21);
 - v. Neighbourhood Centre Zone (Division 22);
 - vi. Business Centre Zone (Division 23);
 - vii. Shire Business Centre Zone (Division 24);
 - viii. Community Services Zone (Division 25);
 - ix. Industry Zone (Division 26);
 - x. Open Space Recreation Zone (Division 27); and
 - xi. Open Space Conservation Zone (Division 28).

Division 2—General provisions for assessment tables

11.2 Categories of development and assessment

The categories of development and assessment for each type of development are identified in column 2 of tables 11.1 to 11.12. The types of development are as follows—

- 11.2.1 Tables 11.1 to 11.11 – making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- 11.2.2 Table 11.12 – 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) Carrying out operational works in Noosa Waters canal;
- j) Excavating or filling of land not associated with a material change of use; and
- k) Other.

11.3 Assessment benchmarks for assessable development and requirements for accepted development

- 11.3.1 The relevant assessment benchmarks in each zone are referred to in column 3 of tables 11.1 to 11.11.
- 11.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 11.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

11.4 Consistent and inconsistent uses in zones

- 11.4.1 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 as an inconsistent use in that zone—
 - a) Division 18 — Detached Housing Zone (Sections 11.11 and 11.12);
 - b) Division 19 — Semi-Attached Housing Zone (Sections 11.15 and 11.16);
 - c) Division 20 — Attached Housing Zone (Sections 11.18 and 11.19);
 - d) Division 21— Visitor Mixed Use Zone (Sections 11.23 and 11.24);
 - e) Division 22 — Neighbourhood Centre Zone (Sections 11.27 and 11.28);
 - f) Division 23— Business Centre Zone (Sections 11.31 and 11.32);
 - g) Division 24 — Shire Business Centre Zone (Sections 11.36 and 11.37);
 - h) Division 25 — Community Services Zone (Sections 11.46 and 11.47);
 - i) Division 26— Industry Zone (Sections 11.50 and 11.51);
 - j) Division 27 — Open Space Recreation Zone (Sections 11.54 and 11.55); and
 - k) Division 28— Open Space Conservation Zone (Sections 11.59 and 11.60).

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.

Division 3—Assessment table for the Detached Housing Zone³

Table 11.1

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	Column 3 Assessment benchmarks for assessable development ⁶ 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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility or Type 2 Evident	<i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1	<i>If accepted development subject to requirements—and</i> a) an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code, b) a Home-based business - Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work— Column 2 of Table 14.44-14.47 of the Building Works Code
<i>Inconsistent use</i> Those Business Uses listed in Section 11.12	<i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with Column 2 of Table 14.7 of the Business Uses Code; b) Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or c) Home-based business Type 2	<i>If code assessment—</i> a) Business Uses Code; and b) if involving building work— Column 2 of Table 14.44-14.47 of the Building Works Code
	<i>Impact assessment if—</i> a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Type 3 ; or d) Industrial business ; or	

³ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan. Further, categories of development and assessment may be affected by overlays. See overlay maps (OM9.1- OM9.5) 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 11.13 (Division 15)

⁵ Refer to Part 2, Section 2.11 Dictionary for definition

⁶ 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	Column 3 Assessment benchmarks for assessable development ⁶ and requirements for accepted development
	e) Retail business	
COMMUNITY USES—		
<i>Consistent use</i> No Community uses	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
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> Detached house; or Community residence; or Visitor accommodation Type 1 Home hosted	<i>Accepted development subject to requirements if—</i> a) Detached house; or b) Community residence. <i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28-14.32 of the Detached House Code, except if an alternative provision to the QDC ⁷ ; or b) Community residence and not complying with Column 2 of Tables 14.28 – 14.32 of the Detached House Code, except if an alternative provision to the QDC ⁸ ; 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.	<i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.32 of the Detached House Code; and b) if a Community Residence – Column 2 of Table 32a of the Community Residence Code <i>If code assessment—</i> a) Detached house –Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 11.13		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁸ -development approval is not required <i>Impact assessment—</i> otherwise	<i>If accepted development</i> - no assessment benchmarks apply.

⁷ A code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 11.4.

⁸ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 4—Assessment table for the Semi-Attached Housing Zone⁹

Table 11.2

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE SEMI-ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE¹⁰

Column 1 Defined use or use class ¹¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹² 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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility or Type 2 Evident where operated from a Detached House	<i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1 <i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with Column 2 of Table 14.7 of the Business Uses Code; b) Home based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or c) Home-based business Type 2 operated from a detached house <i>Impact assessment if—</i> a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Type 2 where not operated from a detached house d) Home-based business	<i>If accepted development subject to requirements—and</i> a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; b) a Home-based business Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work—Column 2 of Table 14-44-14.47 of the Building Works Code <i>If code assessment—</i> a) Business Uses Code; and b) if involving building work—Column 2 of Table 14-44-14.47 of the Building Works Code
<i>Inconsistent use</i> Those Business Uses listed in Section 11.16		

⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

¹⁰ For development other than material change of use refer to assessment table 11.13 (Division 15)

¹¹ Refer to Part 2, Section 2.11 Dictionary for definition

¹² 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 ¹¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹² and requirements for accepted development
	e) Type 3 ; or f) Industrial business ; or Retail business.	
COMMUNITY USES—		
<i>Consistent use</i> No Community Uses	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
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> Detached house ; or Community residence ; or Multiple housing, Type 2 Duplex or Type 3 Retirement & special needs	<i>Accepted development subject to requirements if—</i> a) Detached house ; or b) Community residence <i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28-14.32 of the Detached House Code, except if an alternative provision to the QDC ¹³ ; or b) Multiple housing Type 2 ; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.32 of the Detached House Code, except if an alternative provision to the QDC ¹⁴ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Ancillary dwelling unit ; or b) Multiple housing Types 3, 4 or 5 ; or c) Visitor accommodation	<i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.32 of the Detached House Code; and b) if a Community Residence - Column 2 of Table 32a of the Community Residence Code <i>If code assessment and—</i> a) Detached house –Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code; or c) Multiple housing Type 2 – i. Noosaville Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i>
<i>Inconsistent use</i> Those Residential Uses listed in Section 11.16		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ¹⁴ -development approval is not required <i>Impact assessment—</i> otherwise	<i>If accepted development</i> - no assessment benchmarks apply.

¹³ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 11.4.

¹⁴ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 5—Assessment table for the Attached Housing Zone¹⁵

Table 11.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE¹⁶

Column 1 Defined use or use class ¹⁷	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁸ 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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility ; or Type 2 Evident where operated from a detached house only; <i>Inconsistent use</i> Those Business Uses listed in Section 11.19	<i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1 <i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; or b) Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or c) Home-based business Type 2 operated from a detached house <i>Impact assessment if—</i> a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Type 2 where not operated from a detached house ; or	<i>If accepted development subject to requirements—and</i> a) an <i>estate sales office</i> - Column 2 of Table 14.7 of the Business Uses Code; b) a Home-based business - Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work – Column 2 of Table 14.44-14.47 of the Building Works Code <i>If code assessment—</i> a) Business Uses Code; and b) if involving building work— Column 2 of Table 14-44-14.47 of the Building Works Code

¹⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

¹⁶ For development other than material change of use refer to assessment table 11.13 (Division 15)

¹⁷ Refer to Part 2, Section 2.11 Dictionary for definition

¹⁸ 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 ¹⁷	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁸ and requirements for accepted development
	d) Home-based business Type 3 ; or e) Industrial business ; or f) Retail business .	
COMMUNITY USES—		
<i>Consistent use</i> No Community Uses	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
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> Detached house ; or Community residence if not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; or Multiple housing if not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; or Visitor accommodation Type 1 Home hosted, Type 2 Caravan Park, or Type 4 Conventional	<i>Accepted development subject to requirements if—</i> a) Detached house ; or b) Community residence and not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758. <i>Code assessment if—</i> a) Detached house ; and Community residence if not complying with Column 2 of Tables 14.28-14.32 of the Detached House Code, except if an alternative provision to the QDC ¹⁹ ; or b) Multiple housing Type 2 if not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.32 of the Detached House Code, except if an alternative provision to the QDC ²⁰ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) located at 73 Hilton Terrace on Plan GT102758; or b) Ancillary dwelling unit ; or	<i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.32 of the Detached House Code; and b) if a Community Residence— Column 2 of Table 32a of the Community Residence Code <i>If code assessment and—</i> a) Detached house or Multiple housing Type 1 – Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code; or c) Multiple Housing Type 2 - i. Noosaville Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ;
<i>Inconsistent use</i> Those Residential Uses listed in Section 11.19		

¹⁹ A code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 11.4.

Column 1 Defined use or use class ¹⁷	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁸ and requirements for accepted development
	c) Multiple housing Types 3, 4 or 5; or d) Visitor accommodation	
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²⁰ -development approval is not required <i>Impact assessment—otherwise</i>	If <i>accepted development</i> - no assessment benchmarks apply.

Division 6—Assessment Table for the Visitor Mixed Use Zone²¹

Table 11.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VISITOR MIXED USE ZONE - MAKING A MATERIAL CHANGE OF USE²²

Column 1 Defined use or use class ²³	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁴ 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> Entertainment and dining business; or Home-based business Type 1 Limited visibility; or Retail business Type 1 Local	<i>Accepted development subject to requirements</i> if Home-based business Type 1 <i>Code assessment</i> if— a) Home-based business Type 1 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or b) Retail business Type 1	If <i>accepted development subject to requirements—</i> a) Column 2 of Table 14.11 of the Business Uses Code; and b) if involving building work—Column 2 of Table 14.44-14.47 of the Building Works Code If <i>code assessment—</i> a) Business Uses Code; and b) if involving building work—Column 2 of Table 14.44-14.47 of the Building Works Code; and
<i>Inconsistent use</i> Those Business Uses listed in Section 11.25	<i>Impact assessment</i> if— a) Commercial business; or b) Entertainment and dining business; or	

²⁰ All roads are included in a zone. Refer to Part 2 Section 2.10.

²¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

²² For development other than material change of use refer to assessment table 11.13 (Division 15)

²³ Refer to Part 2, Section 2.11 Dictionary for definition

²⁴ 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 ²³	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁴ and requirements for accepted development
	c) Home-based business Types 2 or 3 ; or d) Industrial business ; or e) Retail business Types 2, 3, 4, 5, 6 or 7	c) if Retail business — i Noosaville Locality Code; and ii Landscaping Code; and iii <i>Engineering Works Codes</i>
COMMUNITY USES—		
<i>Consistent use</i> Education Type 4 Information or Wellbeing Type 2 Social <i>Inconsistent use</i> Those Community Uses listed in Section 11.24	<i>Code assessment</i> if— a) Education Type 4 or b) Wellbeing Type 2 <i>Impact assessment</i> if— a) Education Types 1, 2 or 3 ; or b) Emergency service ; or c) Open space ; or d) Wellbeing Types 1, 3 and 4	<i>If code assessment</i> — a) Noosaville Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses <i>Inconsistent use</i> All Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Detached house ; or or Ancillary dwelling unit ; or Multiple housing Type 2 Duplex , or Type 3 Retirement & special needs or Type 4 Conventional ; or Visitor accommodation Type 1 Home hosted , Type 2 Caravan park or Type 4 Conventional <i>Inconsistent use</i> Those Residential Uses listed in Section 11.23	<i>Accepted development subject to requirements</i> if Detached house <i>Code assessment</i> if— a) Detached house and not complying with Column 2 of Tables 14.28-14.32 of the Detached House Code, except if an alternative provision to the QDC ²⁵ ; or b) Multiple housing Type 2 <i>Impact assessment</i> if— a) Ancillary dwelling unit ; or b) Community residence ; or c) Multiple housing Types 3, 4 or 5 ; or d) Visitor accommodation	<i>If accepted development subject to requirements</i> — Column 2 of Tables 14.28-14.32 of the Detached House Code <i>If code assessment</i> and— a) Detached house —Detached House Code; or b) otherwise— i Noosaville Locality Code; and ii Residential uses Code; and iii Landscaping Code; and iv <i>Engineering Works Codes</i>

²⁵ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 11.4.

Column 1 Defined use or use class ²³	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁴ and requirements for accepted development
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²⁶ -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 Neighbourhood Centre Zone²⁷

Table 11.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NEIGHBOURHOOD CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE²⁸

Column 1 Defined use or use class ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ 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> All Commercial business ; or Entertainment and dining business Type 1 Food & beverage ; or Retail business Type 1 Local, Type 2 Shop & salon and Type 7 Garden and Lifestyle Centre	<i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created — a) Commercial business Types 1 or 2 ; or b) Entertainment and dining business Type 1 ; or c) Retail business Types 1 or 2 if not exceeding 1,000m ² GFA	If <i>accepted development subject to requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code If <i>code assessment—</i> a) Noosaville Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
<i>Inconsistent use</i> Those Business Uses listed in Section 11.29	<i>Code assessment</i> if— a) one of the following and not involving any new buildings or	

²⁶ All roads are included in a zone. Refer to Part 2 Section 2.10.

²⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

²⁸ For development other than material change of use refer to assessment table 11.13 (Division 15)

²⁹ Refer to Part 2, Section 2.11 Dictionary for definition

³⁰ 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 ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ and requirements for accepted development
	<p>the expansion of buildings or outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code—</p> <ul style="list-style-type: none"> i) Commercial business; or ii) Entertainment and dining business Type 1; or iii) Retail business Types 1 or 2 if not exceeding 1,000m² GFA <p>b) One of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <ul style="list-style-type: none"> i) Commercial business where not otherwise <i>Accepted development subject to requirements;</i> or ii) Entertainment and dining business Type 1; or iii) Retail business Type 1; or iv) Retail business Types 2 or 7 if not exceeding 1,000m² GFA <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> a) Entertainment and dining business Type 3; or b) Home-based business; or c) Industrial business; or d) Retail business Types 2, 3, 4, 5 or 6 or Types 2 or 7 if exceeding 1,000m² GFA 	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 1 Childcare or Type 4 Information; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community</p>	<p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> a) Education Type 4; or b) Wellbeing Type 2 <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> a) Education Types 1, 2 or 3; or b) Emergency service; or c) Open space; or d) Wellbeing Types 1, 3 or 4 	<p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Noosaville Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>

Column 1 Defined use or use class ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ and requirements for accepted development
Uses listed in Section 11.28		
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> Ancillary dwelling unit	<i>Code assessment if Ancillary dwelling unit</i>	<i>If code assessment—</i> Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 11.28	<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 if a road³¹-development approval is not required</i> <i>Impact assessment—otherwise</i>	<i>If accepted development - no assessment benchmarks apply.</i>

Division 8—Assessment table for the Business Centre Zone³²

Table 11.6

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE BUSINESS CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE³³

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁵ 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>	<i>Accepted development subject to</i>	<i>If accepted development subject to</i>

³¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

³² Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

³³ For development other than material change of use refer to assessment table 11.13 (Division 15)

³⁴ Refer to Part 2, Section 2.11 Dictionary for definition

³⁵ 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 ³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁵ and requirements for accepted development
<p>All Commercial business Types; or All Entertainment and dining business if not located in the Mary Street/Thomas Street Precinct; or All Retail business if not located in the Mary Street/Thomas Street Precinct</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 11.33</p>	<p><i>requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created —</p> <p>a) Commercial business Types 1 or 2; or b) Entertainment and dining business Type 1 and not located in the Mary Street/Thomas Street Precinct; or c) Retail business Types 1 or 2 if not exceeding 2,000m² GFA and not located in the Mary Street/Thomas Street Precinct</p> <p><i>Code assessment</i> if—</p> <p>a) one of the following and not involving any new buildings or the expansion of buildings or outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code—</p> <p>i) Commercial business; or ii) Entertainment and dining business Type 1 and not located in the Mary Street/Thomas Street Precinct; or iii) Retail business Types 1 or 2 and not located in the Mary Street/Thomas Street Precinct; or</p> <p>b) One of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <p>i) Commercial business where not otherwise <i>Accepted development subject to requirements</i>; or ii) Entertainment and dining business Types 1 or 2 if not located in the</p>	<p><i>requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code</p> <p>If <i>code assessment</i>—</p> <p>a) Noosaville Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>.</p>

Column 1 Defined use or use class³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development³⁵ and requirements for accepted development
	<p>Mary Street/Thomas Street precinct; or</p> <p>iii) Retail business Type 1, 4 or 5 if not located in the Mary Street/Thomas Street precinct; or</p> <p>iv) Retail business Types 2 or 7 if not exceeding 2,000m² GFA and not located in the Mary Street/Thomas Street precinct</p> <p><i>Impact assessment if—</i></p> <p>a) Entertainment & Dining business where located in the Mary Street/Thomas Street precinct; or</p> <p>b) Entertainment & Dining business Type 3; or</p> <p>c) Home-based business; or</p> <p>d) Industrial business; or</p> <p>e) Retail business Type 2 or 7 exceeding 2,000m² GFA; or</p> <p>f) Retail business Type 3 or 6; or</p> <p>g) Retail business where located in the Mary Street/Thomas Street precinct.</p>	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 3 Adult or Type 4 Information; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 11.33</p>	<p><i>Code assessment if—</i></p> <p>a) Education Types 3 or 4; or</p> <p>b) Wellbeing Type 2</p> <p><i>Impact assessment if—</i></p> <p>a) Education Types 1 or 2; or</p> <p>b) Emergency service; or</p> <p>c) Open space; or</p> <p>d) Wellbeing Types 1, 3 or 4</p>	<p><i>If code assessment—</i></p> <p>a) Noosaville Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes.</i></p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> Transport Type 1 Passenger terminal or Type 2 Carpark</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 11.33</p>	<p><i>Code assessment if</i> Transport Type 2</p> <p><i>Impact assessment if—</i></p> <p>a) Service and Utility; or</p> <p>b) Transport Types 1, 3 or 4</p>	<p><i>If code assessment—</i></p> <p>a) Noosaville Locality Code; and</p> <p>b) Infrastructure Uses Code and</p> <p>c) Landscaping Code and</p> <p>d) <i>Engineering Works Codes.</i></p>

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁵ and requirements for accepted development
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit; or If located within the Mary Street/Thomas Street Precinct— Multiple housing Type 4 Conventional where <i>small dwelling units</i> and part of a mixed use development; or Visitor accommodation Type 4 Conventional for a <i>Visitor hostel</i> located on Lots 3 & 4 on RP122928, 14-16 Mary Street.</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 11.33</p>	<p><i>Code assessment</i> if Ancillary dwelling unit</p> <p><i>Impact assessment</i> if— a) Detached house; or b) Community residence; or c) Multiple housing; or d) Visitor accommodation</p>	<p>If <i>code assessment</i>— Detached House Code.</p>
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road³⁶-development approval is not required</p> <p><i>Impact assessment</i>—otherwise</p>	<p>If <i>accepted development</i> - no assessment benchmarks apply.</p>

³⁶ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 9—Assessment table for the Shire Business Centre Zone³⁷

Table 11.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE SHIRE BUSINESS CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE³⁸

Column 1 Defined use or use class ³⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁰ 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> Commercial business Type 1 Office if located in Precinct E1-E7 or B1-B3; or Types 2 Medical or 3 Veterinary if located in Precinct B1-B3 or E1-E7; or Entertainment and dining business if located in Precinct B1 or B2 or Industrial business Type 1 Warehouse or Type 2 Production, alteration, repackaging & repairing , if located in Precinct E3, E4 or E5; or Retail business Type 1 Local , or Type 2 Shop & salon if located in Precinct B1 or B2; or Type 4 Showroom if located in Precinct B3; or Type 5 Vehicle uses if located in Precinct B3 or E6; or Type 6 Hardware if located in Precincts B3, E4 or E5; or Type 7 Garden and Lifestyle Centre if located in Precinct B3, E4 or E5	<i>Accepted development subject to requirements</i> if in Precinct B1 and one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created — a) Commercial business Types 1 or 2 ; or b) Entertainment and dining business Type 1 ; or c) Retail business Types 1 or 2 if not exceeding 2,000m ² GFA <i>Code assessment</i> if— a) Located in Precinct B1 and one of the following and not involving any new buildings or the expansion of buildings or outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code— i) Commercial business Types 1 or 2 ; or ii) Entertainment and	<i>If code assessment—</i> a) Noosaville Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
<i>Inconsistent use</i>		

³⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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 For development other than material change of use refer to assessment table 11.13 (Division 15)

³⁹ Refer to Part 2, Section 2.11 Dictionary for definition

⁴⁰ 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 ³⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development
Those Business Uses listed in Section 11.37	<p>dining business Type 1; or</p> <p>iii) Retail business Types 1 or 2 if not exceeding 2,000m² <i>GFA</i>; or</p> <p>b) Commercial business Type 1, if not in Precinct RES or REC/MU; or</p> <p>c) Commercial business Type 2 or 3 if located in Precinct B1-B3 or E1-E7; or</p> <p>d) Entertainment and dining business Type 1 or 3 in Precinct B1; or</p> <p>e) Entertainment and dining business Type 2 in Precinct B1 or B2; or</p> <p>f) Industrial business Types 1 or 2 in Precinct E3, E4 or E5; or</p> <p>g) Retail business Type 1 in Precinct B1 and B2; or</p> <p>h) Retail business Type 2 if not exceeding 2,000² <i>GFA</i> in Precinct B1; or</p> <p>i) Retail business Type 4 in Precinct B3; or</p> <p>j) Retail business Type 5 in Precinct B3 or E6; or</p> <p>k) Retail business Type 6 in Precinct B3, E4 or E5; or</p> <p>l) Retail business Type 7 in B3, E4 or E5</p> <p><i>Impact assessment</i>—if not otherwise <i>accepted development subject to requirements or code assessment</i></p>	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 1 Childcare if located in Precinct E1, E2, E7 or REC/MU, Type 3 Adult if located in Precinct E1-E7 or Type 4 Information if located in Precinct E1, E2, E6 or E7; or</p> <p>Emergency Services Type 1 Station if located in Precinct REC/MU; or</p>	<p><i>Impact assessment</i> All Community Uses</p>	

Column 1 Defined use or use class ³⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁰ and requirements for accepted development
<p>Open Space Type 1 Sport & Recreation if located in REC/MU; or Wellbeing Type 2 Social if located in Precinct E1, E2, E6 or E7; Type 3 Worship if located in Precinct E1, E6 or REC/MU</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 11.37</p>		
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> Transport Type 1 Passenger terminal if located in Precinct E6 or E7; or Type 2 Carpark if located in Precinct E6</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 11.37</p>	<p><i>Impact assessment</i> All Infrastructure Uses</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit if located in E1-E7, RES or REC/MU; or Multiple housing Type 4 Conventional where <i>small dwelling units</i> located in Precinct RES; or Multiple housing Type 4 Conventional where <i>small dwelling units</i> located in Precinct E1 or E7 where subordinate or ancillary to a Business or Community Use Visitor accommodation Type 4 Conventional if located in Precinct RES</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 11.37</p>	<p><i>Code assessment if</i></p> <ul style="list-style-type: none"> a) ancillary dwelling unit located in Precincts E1-E7, RES or REC/MU; or b) Multiple housing Type 4 where small dwelling units located in Precinct RES <p><i>Impact assessment if not otherwise code assessment</i></p>	<p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Noosaville Locality Code; and b) Residential Uses Code; and c) Landscaping Code; and d) Engineering Works Codes
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road⁴¹- development approval is not required</p> <p><i>Impact assessment—otherwise</i></p>	<p><i>If accepted development</i> - no assessment benchmarks apply.</p>

⁴¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 10—Assessment table for the Community Services Zone⁴²

Table 11.8

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE⁴³

Column 1 Defined use or use class ⁴⁴	Column 2 Categories of development and assessment ⁴⁵	Column 3 Assessment benchmarks for assessable development ⁴⁶ 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—		
<p>Consistent use Commercial business Types 2 or 3 where located on Lot 1 on RP900855 on the corner of Goodchap St and Eumundi-Noosa Rd.;</p> <p>or</p> <p>Entertainment and dining business Type 1 Food and beverage or Type 2, Recreation, Amusement & Fitness where in conjunction with a Community Use</p> <p>or</p> <p>Industrial business Type 2 Production, alteration, repackaging & repairing located on Lot 167 on SP173769, located at Mill Street</p> <p>or</p> <p>Retail business Type 1 Local where located on Lot 1 on RP900855 on the corner of Goodchap St and Eumundi-Noosa Rd.</p>	<p><i>Code assessment if—</i></p> <p>a) Commercial business Types 2 or 3 where located on Lot 1 on RP900855 on the corner of Goodchap St and Eumundi-Noosa Rd; or</p> <p>b) Entertainment and dining business Type 1 where in conjunction with a Community Use.</p> <p><i>Impact assessment if—</i></p> <p>a) Commercial business Type 1;</p> <p>b) Commercial business Types 2 or 3 if not otherwise <i>code assessment</i>.; or</p> <p>c) Entertainment and dining business if not otherwise <i>code assessment</i>; or</p> <p>d) Home-based business; or</p> <p>e) Industrial business; or</p> <p>f) Retail business</p>	<p><i>If code assessment—</i></p> <p>a) Noosaville Locality Code; and</p> <p>b) Business Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes</i>.</p>

⁴² Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

⁴³ For development other than material change of use refer to assessment table 11.13 (Division 15)

⁴⁴ Refer to Part 2, Section 2.11 Dictionary for definition

⁴⁵ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁴⁶ 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 ⁴⁴	Column 2 Categories of development and assessment ⁴⁵	Column 3 Assessment benchmarks for assessable development ⁴⁶ and requirements for accepted development
Inconsistent use Those Business Uses listed in Section 11.47		
COMMUNITY USES—		
<i>Consistent use</i> All Community Uses <i>Inconsistent use</i> No Community Uses	<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) Noosaville Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Infrastructure Uses <i>Inconsistent use</i> No Infrastructure Uses	<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) Noosaville Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit ; or Multiple housing Type 3 Retirement & special needs <i>Inconsistent use</i> All Residential Uses listed in Section 11.47	<i>Code assessment if</i> Ancillary dwelling unit <i>Impact assessment if—</i> a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation	<i>If code assessment—</i> Detached House Code
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁴⁷ -development approval is not required <i>Impact assessment—</i> otherwise	<i>If accepted development</i> - no assessment benchmarks apply.

⁴⁷ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 11—Assessment table for the Industry Zone⁴⁸

Table 11.9

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE INDUSTRY ZONE - MAKING A MATERIAL CHANGE OF USE⁴⁹

Column 1 Defined use or use class ⁵⁰	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵¹ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Use	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Industrial business Type 1 Warehouse or Type 2 Production, alteration, repackaging & repairing; or Retail business Type 3 Landscape & Rural, Type 5 Vehicle uses or Type 6 Hardware store; or Retail business Type 4 Showroom if a vehicle sales premises and located with frontage to Lionel Donovan Drive	<i>Accepted development subject to requirements</i> if Industrial business Type 2 and not involving any new buildings or the expansion of buildings or outdoor use area <i>Code assessment</i> if— a) Industrial business Type 1; or b) Industrial business Type 2, not involving any new buildings or the expansion of buildings or outdoor use areas but not complying with Column 2 of Table 14.6 Acceptable Solution S10.1 to S16.1 of the Business Uses Code; or c) Industrial business Type 2 involving any new buildings or the expansion of buildings or outdoor use area; or d) Retail business Type 3; or e) Retail business Type 4 if a vehicle sales premises and located with frontage to Lionel Donovan Drive	If <i>accepted development subject to requirements</i> Column 2 of Table 14.6, Acceptable Solutions S10.1 to S16.1 of the Business Uses Code If <i>code assessment</i> — a) Noosaville Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those Business Uses listed in Section 11.51	c) Industrial business Type 2 involving any new buildings or the expansion of buildings or outdoor use area; or d) Retail business Type 3; or e) Retail business Type 4 if a vehicle sales premises and located with frontage to Lionel Donovan Drive <i>Impact assessment</i> if—	

⁴⁸ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

⁴⁹ For development other than material change of use refer to assessment table 11.13 (Division 15)

⁵⁰ Refer to Part 2, Section 2.11 Dictionary for definition

⁵¹ 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 ⁵⁰	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵¹ and requirements for accepted development
	a) Commercial business ; or b) Entertainment and dining business ; or c) Home-based business ; or d) Industrial business Type 3 ; or e) Retail business Types 1, 2, 5, 6 or 7 ; or f) Retail business Type 4 other than a vehicle sales premises located with frontage to Lionel Donovan Drive	
COMMUNITY USES—		
<i>Consistent use</i> Education Type 3 Adult if trade related vocational training; or Emergency service Type 2 Shed <i>Inconsistent use</i> Those Community Uses listed in Section 11.51	<i>Code assessment if</i> Emergency service Type 2 <i>Impact assessment if—</i> a) Education ; or b) Emergency service Type 1 ; or c) Open space ; or d) Wellbeing	<i>If code assessment—</i> a) Noosaville Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Service and utility ; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 11.51	<i>Code assessment if—</i> a) Service and utility Types 1 or 2 ; or b) Transport Type 3 <i>Impact assessment if—</i> a) Service and utility Type 3 or 4 ; or b) Transport Types 1, 2 or 4	<i>If code assessment—</i> a) Noosaville Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit <i>Inconsistent use</i> Those Residential Uses listed in Section 11.51	<i>Code assessment if</i> Ancillary dwelling unit <i>Impact assessment if—</i> a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation	<i>If code assessment—</i> Detached House Code

Column 1 Defined use or use class ⁵⁰	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵¹ and requirements for accepted development
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁵² - Development approval is not required <i>Impact assessment—otherwise</i>	If <i>accepted development</i> - no assessment benchmarks apply.

Division 12—Assessment table for the Open Space Recreation Zone⁵³

Table 11.10

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵⁴

Column 1 Defined use or use class ⁵⁵	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁶ 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> Entertainment and dining business Type 1 Food and beverage where in conjunction with an Open Space Use ; or Entertainment and Dining Type 2 Recreation, Amusement & Fitness.	<i>Code assessment</i> if Entertainment and Dining Type 2 <i>Impact assessment</i> if a) Commercial business ; b) Entertainment and dining business Types 1 or 3 ; c) Home based business ; d) Industrial business ; e) Retail business	If <i>code assessment—</i> a) Noosaville Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those Business Uses listed in Section 11.55		
COMMUNITY USES—		
<i>Consistent use</i>	<i>Code assessment</i> if Open space	If <i>code assessment—</i>

⁵² All roads are included in a zone. Refer to Part 2 Section 2.10.

⁵³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

⁵⁴ For development other than material change of use refer to assessment table 11.13 (Division 15)

⁵⁵ Refer to Part 2, Section 2.11 Dictionary for definition

⁵⁶ 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 ⁵⁵	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁶ and requirements for accepted development
Emergency service Type 2 Shed; or Open space or Wellbeing Type 2 Social <i>Inconsistent use</i> Those Community Uses listed in Section 11.55	Type 1 involving <i>building work</i> of 50m ² gross floor area or less <i>Impact assessment</i> if— a) Education ; or b) Emergency service ; or c) Open space Type 1 involving building work of more than 50m ² gross floor area or Type 2 ; or d) Wellbeing	a) Noosaville Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
INFRASTRUCTURE USES—		
<i>Consistent use</i> Service and utility Type 2 Installation; or Transport Type 1 Passenger terminal <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 11.55	<i>Impact assessment</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit; or Visitor accommodation Type 2 Caravan park <i>Inconsistent use</i> Those Residential Uses listed in Section 11.55	<i>Impact assessment</i> All Residential Uses	
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 13—Assessment table for the Open Space Conservation Zone⁵⁷

Table 11.11

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵⁸

Column 1 Defined use or use class ⁵⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁶⁰ 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</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 11.60		
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> Ancillary dwelling unit	<i>Impact assessment</i> All Residential Uses	
<i>Inconsistent use</i> Those Residential Uses listed in Section 11.60		

⁵⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

⁵⁸ For development other than material change of use refer to assessment table 11.13 (Division 15)

⁵⁹ Refer to Part 2, Section 2.11 Dictionary for definition

⁶⁰ 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 ⁵⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁶⁰ and requirements for accepted development
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 14—Assessment table for development other than material change of use⁶¹

Table 11.12

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE NOOSAVILLE 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 ⁶² 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 14.44-14.47 of the Building Works Code.	If <i>accepted development subject to requirements—</i> Column 2 of Table 14.44-14.47 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 ⁶³	<i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure ⁵³ <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 ⁶⁴ <i>Accepted development—</i> otherwise	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 If <i>accepted development</i> no assessment benchmarks apply.
Placing an advertising device on premises	<i>Accepted development subject to requirements.</i> <i>Code assessment</i> if—	If <i>accepted development subject to requirements—</i> Column 2 of Table 14-46, Advertising Devices Code

⁶¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM8.1- OM8.5) 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.

⁶² 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

⁶³ 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.

⁶⁴ As defined in the BCA

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁶² and requirements for accepted development
	not complying with column 2 of Table 14.41 of the Advertising Devices Code.	If <i>code assessment</i> — Advertising Devices Code
Reconfiguring a lot ⁶⁵	<i>Code assessment</i>	If <i>code assessment</i> — a) Noosaville 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>	If <i>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>	If <i>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>	If <i>code assessment</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i>
Carrying out operational work for the construction of a driveway for a Detached house or Community residence ⁶⁶	<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 ⁶⁷	<i>Code assessment</i>	If <i>code assessment</i> — a) Noosaville Locality Code; and b) Table 14.64 of the Watercourse Works Code ⁶⁸
Carrying out operational works in Noosa Waters canal	<i>Code assessment</i>	Table 14.65 of the Watercourse Works Code

⁶⁵ 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.

⁶⁶ 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.

⁶⁷ 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.

⁶⁸ The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁶² and requirements for accepted development
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<p><i>Accepted development subject to requirements⁶⁹ if—</i></p> <ul style="list-style-type: none"> a) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving less than 10m³ of material; or b) in all other zones and involving less than 100m³ of material. <p><i>Code assessment—if</i></p> <ul style="list-style-type: none"> a) not complying with Column 2 of Table 14-52, Earthworks Code; or b) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving 10m³ or more of material; or c) in all other zones and involving 100m³ or more of material. 	<p><i>If accepted development subject to requirements—</i></p> <ul style="list-style-type: none"> a) Column 2 of Table 14-52, Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code <p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.
Excavation or filling of land not associated with a material change of use for the purpose of constructing a dam	<i>Code assessment</i>	<p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.

Division 15—General provisions for the Noosaville Locality Code

11.5 Noosaville Locality Code

The following provisions comprise the Noosaville Locality Code—

- 11.5.1 compliance with the Noosaville Locality Code (Section 11.7);
- 11.5.2 overall outcomes for the Noosaville Locality, including for each zone in the locality (Division 16);
- 11.5.3 specific outcomes and probable solutions for the Noosaville Locality (Division 17); and
- 11.5.4 specific outcomes and probable solutions for each zone in the Noosaville Locality (Divisions 18 to 28).

⁶⁹ This applies only once to any premises.

11.6 Compliance with the Noosaville Locality Code

Development complies with the Noosaville Locality Code if it—

- 11.6.1 fulfils the specific outcomes for the locality in Division 17; and
- 11.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 18 to 28).

Division 16—Overall outcomes for the Noosaville Locality.

11.7 Overall outcomes for the Noosaville Locality.

- 11.7.1 The overall outcomes are the purpose of the Noosaville Locality Code;
- 11.7.2 The overall outcomes sought for the Noosaville 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 or surrounding area, 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) Urban development is limited to land within the Urban Footprint as shown on Map ZM8;
 - d) The Noosaville Locality its bounded by-
 - i. The Noosa River in the north;
 - ii. Weyba Creek in the east;
 - iii. Lake Weyba, Eenie Creek and properties through which Eenie Creek passes in the south; and
 - iv. State Forest, Beckman’s Road, The Noosaville State Primary School and Lake Doonella in the west;
 - e) The Locality’s land form is maintained as part of a complex system of lowlands, draining to the Noosa River system. Higher land in the north-west and south drain to the Noosa River, Eenie Creek and Lakes Weyba and Doonella;
 - f) Land within the locality is generally low lying in the flood plain of the Noosa River system and as a consequence periodic flooding occurs in parts;
 - g) Key vegetation landscapes are protected including-
 - i. stands of remaining vegetation in areas that are poorly drained;
 - ii. mangroves fringing many of the watercourses, including remnant stands along Weyba Creek and in Lake Doonella; and

- iii. melaleuca stands, which were once common in the floodplain areas, now mainly confined to public lands;
- h) Well-recognised and highly valued features of the landform and landscape are protected including —
 - i. The Noosa River and its foreshore parkland;
 - ii. Keyser Island and Weyba Creek Conservation Parks;
 - iii. Munna Point;
 - iv. Lake Doonella;
 - v. Lake Weyba;
 - vi. Noosa National Park and the koala habitat within it; and
 - vii. Eenie Creek;
- i) The Noosaville Locality provides for much of Noosa's commercial, retail, administrative, industrial and social needs, and is one of the major focus areas for visitor accommodation and services;
- j) Residents of the Noosaville Locality enjoy high levels of convenience and accessibility to urban services;
- k) The Noosa Shire Business Centre, Noosa Hospital, community facilities at Wallace Park Estate and Noosa's primary industrial estate are of Noosa-wide significance;
- l) Accessibility to recreational opportunities provides residents and visitors with valued lifestyle opportunities;
- m) The watercourses of the Noosaville Locality strongly influence the location of road systems, with entrance points from Tewantin and Noosa Heads being constrained to a few key locations;
- n) Eenie Creek Road and Walter Hay Drive provide scenic southern entrances to Noosa through bushland settings;
- o) Noosa Parade and Weyba Road connect the locality with Noosa Heads and are flanked by vegetation with glimpses to the watercourses;
- p) Noosaville is one of the principal visitor destinations in Noosa;
- q) Noosa River, its foreshore parkland and restaurants are key attractions;
- r) Visitor accommodation is focused in areas north of Gibson Road;
- s) Noosaville's urban residential areas, provide fully serviced, generally low density, urban housing in quiet neighbourhood settings;
- t) The character of residential neighbourhoods vary due to factors such as lot size, the established character and age of development and proximity to open space, watercourses and business development;
- u) Variety in the built form is emphasised through the historical development of the locality and the many architectural styles;
- v) Noosa Waters and parts of Munna Point provide residential properties with watercourse frontage;
- w) Substantial areas are developed for attached accommodation with access to business facilities, Noosa River and public transport services;

- x) Some areas in the attached housing neighbourhoods predominantly service visitors, however there is generally a mix of visitors and permanent residents;
- y) Development recognises and reinforces the waterfront location and coastal urban setting and character by providing for high quality, sub-tropical building and landscape design that promotes the casual outdoor lifestyle;
- z) Attached accommodation is focussed on the areas closest to the Noosaville Business Centre, in areas with good public transport facilities and in areas with ready access to the recreation features of the locality;
- aa) Urban detached housing is contained to the Detached Housing, Semi-Attached Housing & Attached Housing Zones;
- bb) The resident population is accommodated in both Detached housing and Multiple housing forms with high levels of residential amenity;
- cc) Substantial sites are protected for resort developments where they focus on Noosa's natural low key outdoor appeal and cultural values;
- dd) The mixed urban character of Noosaville is maintained through the retention of older building forms and the introduction of new buildings that complement old building forms by incorporating low rise, low scale, well articulated buildings, lightweight building materials and pitched roof forms that contribute to the skyline;
- ee) Significant retail and commercial uses provide residents and visitors with a range of low to high order goods and services;
- ff) Business centres are significant employment nodes and are serviced by public transport;
- gg) A *public open space* corridor extends along the foreshores of the Noosa River from Munna Point to Hilton Esplanade;
- hh) 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;
- ii) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected and retained in their natural state;
- jj) The environmental and aesthetic values of Noosa National Park, Keyser Island and Weyba Creek Conservation Parks, Noosa River and its foreshore, Lakes Doonella and Weyba, Eenie and Weyba Creeks and their associated riparian communities are of the highest significance and have the highest order of protection;
- kk) Gibson Road, part of Mary Street, Noosa Parade, Reef Street, Weyba Road, Walter Hay Drive, Eenie Creek Road, Beckmans Road and Eumundi-Noosa Road are protected as parts of the Noosa's *major road network*;
- ll) The function, safety and visual amenity of the Noosa's *major road network* are protected;
- mm) The Noosa Airport off Weyba Drive, Noosaville is retained and operated as the only commercial airport within Noosa;
- nn) For the **Detached Housing Zone**—single detached housing prevails which maintains—
 - i low rise, low density development form;

- ii a high level of residential amenity consistent with the varied character of the locality's residential neighbourhoods;
 - iii allotment sizes and densities which are consistent with the character of the particular neighbourhood;
 - iv building styles befitting the character of the locality and the regional climate, and which respond to, and are integrated with, natural site characteristics including native *vegetation*;
 - v various styles and eras depicting a cross section of architectural development and the history of Noosaville; and
 - vi landscaping amongst buildings, retaining trees and vegetation wherever practical;
- oo) For the **Semi-Attached Housing Zone**—residents are accommodated in semi-Attached housing forms that—
- i offer a high level of residential amenity, design quality and safety; and
 - ii are located within convenient access to the *major road network*, goods and services and employment centres;
- pp) For the **Attached Housing Zone**—residents and visitors are accommodated in predominantly **Multiple housing** forms that—
- i contribute to a high level of residential amenity, design quality and safety;
 - ii respect the scale and character of the streetscape and surrounding development; and
 - iii are located within convenient access of employment centres, goods and services, public transport and community facilities;
- qq) For the **Visitor Mixed Use Zone—Business Uses** are integrated with **Multiple housing** and **visitor accommodation** where development—
- i. reinforces Gympie Terrace as the primary tourism focus for Noosaville with a vibrant and pedestrian friendly streetscape;
 - ii. forms the traditional focus for **Visitor accommodation**;
 - iii. provides for **Business Uses** that directly service visitors accommodated in the immediate area and foreshore users;
 - iv. respects the existing residential amenity of visitors and residents within and surrounding the development;
 - v. includes entertainment and dining activities which may operate into the evenings and include live music which creates a vibrant atmosphere;
 - vi. contributes to the economy of the Shire through the tourism and hospitality sectors;
 - vii. provides for parking that is generally accessed via shared driveways or from roads other than Gympie Terrace; and
 - viii. is designed to ensure car parking does not visually dominate street frontages;
- rr) For the **Neighbourhood Centre Zone**—

- i the Neighbourhood Centre Zone forms a focal point for residents and visitors within and surrounding the area, providing lower order goods and services to support the day-to-day needs of residents and visitors; and
 - ii **Business Uses** offer local employment opportunities, encourage equitable access to services and are of a scale and character consistent with the locality and Noosa's retail hierarchy;
- ss) For the **Business Centre Zone**—
- i development accommodates uses that do not detract from the role of the Shire Business Centre, as a Major Activity Centre for the purposes of the SEQ Regional Plan and as the principle business centre for Noosa;
 - ii development continues to serve the local needs of the Noosaville community and visitors;
 - iii the Mary Street/Thomas Street Precinct, as shown on Map ZM8, provides a range of business facilities and services, which do not generate large volumes of traffic or require significant customer parking and which are accommodated in *buildings* of a domestic scale;
 - iv the Mary Street/Thomas Street Precinct incorporates a mix of business and residential uses which reduces commuting pressures and creates a vibrant environment with opportunities for both day and night time casual surveillance;
 - v Specialist services, professional offices, medical uses, and a *visitor hostel* are established within the Mary Street/Thomas Street Precinct;
 - vi Noosa Village Plaza retail centre provides for the local community needs of residents and visitors of Noosaville, with development resulting in no significant change in retail floor space; and
 - vii Noosa Village Plaza remains the only supermarket-based centre in the Noosaville Business Centre Zone;
- tt) For the **Shire Business Centre Zone**—the Shire Business Centre—
- i is a Major Activity Centre for the purposes of the SEQ Regional Plan, and the principle business centre for Noosa, servicing Noosa-wide business and employment needs by providing for a wide range of Business Uses as well as administrative, community, and open space functions;
 - ii is a multi-function employment node forming the major focus of employment growth in the coastal area of Noosa;
 - iii follows a logical sequencing of development consistent with the needs of the community that is dependent on the—
 - A) timing and construction of the external and internal road systems;
 - B) dedication of a substantial area of open space; and
 - C) development of a substantive amount of non-retailing development for employment opportunities beyond **Retail business**;
 - iv is developed at a low scale and density with distinctive and unique design elements, determined by the setting and recognisable as a Noosa development;
 - v comprises buildings of low rise form separated by attractive and low key informal spaces that are integrated with landscaping and open space areas;

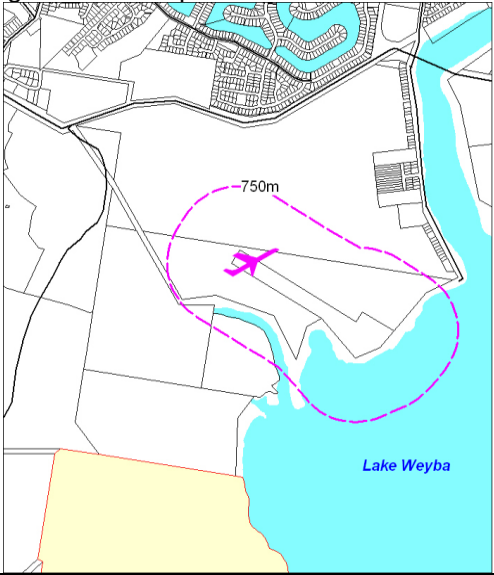
- vi has an outdoor focus, particularly for Retail business uses, office uses and Community Uses;
- vii provides for an inter-regional transit facility that functions as an integrated public transport node, with pedestrian and bicycle paths and appropriate external connections;
- viii provides visual and physical connectivity across and throughout the site;
- ix is designed to ensure that peak traffic flows and access to the Shire Business Centre do not impact on the wider functions of Eenie Creek Road and Walter Hay Drive;
- x retains development capacity within the Shire Business Centre in the longer term to take advantage of potential new employment opportunities;
- xi is developed into precincts, as depicted on Schedule 4 - Shire Business Centre Map, which include a dynamic mix of development with an appropriate integration of uses within each, including—
 - A) Business Precincts (B1-B2), which provide for the highest order of retail development in Noosa and comprises the retail core of the Shire Business Centre site, with associated car parking generally located with Precinct B2;
 - B) Precinct B3, which provides for showroom and office development;
 - C) Employment Precincts (E1-E7) for future employment growth, which include 3 *precincts* (E1, E2, E3) with preferred themes to allow these *precincts* to take advantage of new employment opportunities;
 - D) a civic area located within Precinct E1, which provides for a range of civic uses and functions;
 - E) an inter-regional transit facility in Precinct E6;
 - F) a Residential Precinct (RES), which provides residential support accommodation to the other key *precincts*; and
 - G) a Minor Recreation/Minor Mixed Use/Open Space Precinct (REC/MU), developed for the purposes of a minor recreation use or minor mixed-use development;
- uu) For the Community Services Zone land for Community Uses and Infrastructure Uses—
 - i is protected and managed to enable the efficient and timely delivery of community services including—
 - A) the Noosa Airport located off Lake Weyba Drive which is the only aerodrome providing small-scale commercial and passenger services in Noosa;
 - B) the Noosa Hospital in Goodchap Street providing services for the whole of Noosa, particularly the coastal area and for the northern part of the Sunshine Coast;
 - C) the professional centre at the corner of Goodchap Street and Eumundi Road where medical, health and educational uses prevail and support the operation of the Noosa Hospital;
 - D) Wallace Park providing a range of sporting, cultural, community and educational activities for Noosa and particularly the coastal area;

- E) the Good Shepherd Lutheran School, Noosaville State Primary School and land adjacent developed for secondary education;
 - F) the Noosaville Slipway located next to Chaplin Park off Mill Street which accommodates marine services for the commercial and recreational boating community; and
 - G) is consistent with the infrastructure, indoor and outdoor recreation, education, social and safety needs of the local community, including people with special needs, such as the elderly, children, low income earners and disabled persons;
- vv) For the **Industry Zone**—land in this zone—
- i consists of the Noosaville Industrial Estate, being Noosa’s principal industrial centre;
 - ii is protected for industrial functions including **Industrial business Type 2** to the exclusion of incompatible uses including **Residential Uses, Community Uses, Commercial business** and most sport and recreation uses and **Retail business** uses;
 - iii has high accessibility to arterial roads and the Bruce Highway;
 - iv does not accommodate uses that would harm the environment through excessive noise, odour, dust, or other waste;
 - v is developed in a fashion that does not detract from the character of its locality or impact on the *major road network*;
 - vi provides important industries and service-related businesses to the whole of Noosa, but particularly the coastal area and the north-east area of the former Maroochy Shire; and
 - vii provides for a high level of runoff water quality to Eenie Creek and Lake Doonella;
- ww) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of passive and active recreational experiences that are conducive to community interaction and wellbeing; and
- xx) For the **Open Space Conservation Zone**—natural environmental values of high order and warranting conservation status are—
- i protected for their importance in contributing to *ecological sustainability* including maintenance of water quality 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 17—Specific Outcomes and Probable Solutions for the Noosaville Locality

Table 11.13

column 1 Specific Outcomes	column 2 Probable solutions
11.8 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>Major Road Network O2 Through traffic in Noosaville uses Gibson Road or Eenie Creek Road, ensuring the visual amenity of Gympie Terrace is protected with a consequent enhancement of visitor and recreation opportunities and benefit to businesses along Gympie Terrace.</p>	No solution provided
<p>Visual amenity O3 The visual amenity and character surrounding the <i>major road network</i> is protected and enhances the recognisable entrance to Noosaville through— a) retaining and enhancing the visual and physical separation of Noosaville from other localities; and b) ensuring development does not encroach upon existing native <i>vegetation</i> along the road <i>frontage</i> other than for accessways.</p>	No solution provided
<p>Neighbourhood identities O4 The separate identities of the various residential neighbourhoods remain important and distinct elements of the residential character of Noosaville.</p>	No solution provided
<p>Lake Entrance Boulevard O5 There is no increase in the number of lots that gain access via Lake Entrance Boulevard.</p>	No solution provided
<p>Airport O6 Development and use of premises within 750m of the airport do not cause an obstruction or other potential hazard to aircraft movement associated with the airport by the way of— a) the physical intrusion of <i>buildings</i> or other structures into aircraft take-off and approach flight paths; b) attracting birds or bats to the area, which could cause or contribute to bird-strike hazard; c) providing very bright lighting or lighting similar to runway lighting, which can distract or confuse aircraft pilots; d) interfering with navigation or communication facilities; e) emissions that may affect pilot visibility or aircraft operations; and f) transient intrusions into the airport’s operational airspace. See Figure 11.1 – Airport traffic area</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
	<p>Figure 11.1—Airport traffic area</p>  <p>The map shows an airport terminal with a pink dashed circle indicating a 750m radius. To the east of the airport is Lake Weyba, shown in light blue. A yellow shaded area is visible in the bottom left corner of the map.</p>
<p>11.9 Built form</p>	
<p>Density O7 The density of development within the <i>site area</i>—</p> <ul style="list-style-type: none"> a) is compatible with surrounding <i>development</i>, and b) does not exceed— <ul style="list-style-type: none"> i. for the Semi-Attached Housing Zone: <ul style="list-style-type: none"> A. for sites between 500m² and 599m² inclusive—4.8 persons; B. for sites 600m² or more — 6.6 persons or 100 persons per hectare whichever is the higher; ii. for the Attached Housing Zone a maximum <i>population density</i> of 100 persons per hectare with the exception of Lot 21 on RP815864 situated at 11-13 William Street which has an allowable <i>population density</i> of 320 persons per hectare exclusively for the purpose of a <i>visitor hostel</i>; iii. For the Visitor Mixed Use Zone— 160 persons per hectare; iv. for the Business Centre Zone a maximum <i>population density</i> of 100 persons per hectare with the exception of Lots 3 & 4 on RP122928 situated at 14-16 Mary Street which have an allowable <i>population density</i> of 320 persons per hectare exclusively for the purpose of a <i>visitor hostel</i>; v. for the Shire Business Centre Zone in the RES, E1 and E7 Precincts 320 persons per hectare; vi. for the Community Services Zone maximum <i>population density</i> of 320 persons per hectare exclusively for the 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>purposes of <i>Residential Aged Care</i> and 160 persons per hectare for any other form of Retirement & Special Needs Housing; and</p> <p>c) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native vegetation and natural landforms.</p>	
<p>Height</p> <p>O8 <i>Buildings</i> and other <i>structures</i>—</p> <p>a) are low rise and have a visual bulk and an architectural scale consistent with <i>structures</i> on adjoining or nearby land;</p> <p>b) do not exceed a building height of —</p> <p style="margin-left: 20px;">i. for the Attached Housing Zone 2 storeys unless located on property with frontage to the following streets: - Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Road and Russell Street), where they are not to exceed a maximum building height of 3 storeys;</p> <p style="margin-left: 20px;">ii. for the Visitor Mixed Use Zone— 3 storeys, although present only 1-2 storey façades to Gympie Terrace;</p> <p style="margin-left: 20px;">iii. for the Shire Business Centre Zone— 2 storeys, except in Precinct E1 and E2 where 3 storeys and Precinct REC/MU where 1 storey; or</p> <p style="margin-left: 20px;">iv. for all other zones— 2 storeys;</p> <p>c) do not visually dominate the street or surrounding spaces;</p> <p>d) preserve the amenity of surrounding land;</p> <p>e) ensure that development responds to the <i>site</i> topography; and</p> <p>f) are well articulated with strong horizontal and vertical design elements to provide an interesting streetscape and to complement landform changes and landscapes.</p>	<p>S8.1 <i>Buildings</i> and other <i>structures</i> have a maximum building height of—</p> <p>a) if in the Attached Housing Zone – 8m, with the exception of those properties with frontage to the following streets: - Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Road and Russell Street) where they have a maximum building height of 12m;</p> <p>b) if in the Visitor Mixed Use Zone – 12m;</p> <p>c) if in the Business Centre or Industry Zones — 10m;</p> <p>d) if in the Shire Business Centre Zone – 8m, except in Precinct E1 or E2 where 12m, Precincts E3, E4 and E5 where 10m or in Precinct REC/MU where 6m; or</p> <p>e) in all other zones—8m.</p>
<p>Setbacks</p> <p>O9 <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <p>a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</p> <p>b) provide adequate distance from adjoining land uses;</p> <p>c) allow space for required vehicle parking;</p> <p>d) preserve any existing <i>vegetation</i> that will buffer the proposed building;</p> <p>e) allow for landscaping to be provided between buildings;</p> <p>f) maintain the visual continuity and pattern of</p>	<p>S9.1 <i>Buildings</i> and <i>structures</i> comply with the <i>setbacks</i> identified in Schedule 1 - Minimum Boundary Setbacks.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>buildings and landscape elements within the street;</p> <p>g) avoid large areas of continuous wall planes by varying the building <i>setbacks</i> and using appropriate techniques to provide visual relief; and</p> <p>h) help protect the natural character and visual amenity of the Noosa River system and other watercourses.</p>	
<p>Site cover, gross floor area and plot ratio</p> <p>O10 The <i>site cover, gross floor area and plot ratio</i> of <i>buildings</i> and other roofed <i>structures</i>—</p> <p>a) results in a building scale that is compatible with surrounding development;</p> <p>b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>;</p> <p>c) maximises the retention of existing vegetation and allows for <i>soft landscaping</i> between buildings;</p> <p>d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and</p> <p>e) facilitates onsite stormwater management and vehicular access.</p> <p>O11 Site cover—</p> <p>a) for a class 1 or class 10a building within the Detached Housing Zone, does not exceed—</p> <p style="padding-left: 20px;">i for a single storey building - 50%; or</p> <p style="padding-left: 20px;">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;</p> <p>b) for other classes with the Detached Housing Zone, does not exceed—40%;</p> <p>c) for the Semi-Attached Housing Zone does not exceed 40%;</p> <p>d) for the Attached Housing Zone does not exceed 40%;</p> <p>e) for the Visitor Mixed Use Zone does not exceed 40%; or</p> <p>f) for the Shire Business Centre Zone in Precincts E1, E2, E6 and E7 does not exceed 50%.</p> <p>O12 For the Semi-Attached Housing Zone buildings do not exceed a plot ratio of 0.45:1</p> <p>O13 For the Attached Housing Zone the maximum gross floor area is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O14 For the Visitor Mixed Use Zone, the maximum <i>gross floor area</i> equals the allowable population in persons multiplied by 40m², provided that the <i>gross floor area</i> does not exceed 13,600m².</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>O15 For the Business Centre Zone, outside of the Mary Street/Thomas Street Precinct the maximum plot ratio is —</p> <ul style="list-style-type: none"> a) 0.8:1 for site areas up to and including 2,000m²; plus b) 0.3:1 for the balance portion of the site area in excess of 2000m². <p>O16 For the Shire Business Centre Zone, the maximum plot ratio for development within the following precincts is —</p> <ul style="list-style-type: none"> a) Precincts B1 and B2 combined- 0.5:1; b) Precinct B3- 0.8; c) Precinct E1- 0.6; d) Precinct E2- 0.6; e) Precinct E3- 0.6, except for Industrial business uses; f) Precinct E4- 0.6; except for Industrial business uses; g) Precinct E5- 0.6, except for Industrial business uses; h) Precinct E6- 0.6; i) Precinct E7- 0.6; j) Precinct RES- 0.6; and k) Precinct REC/MU- 0.1. 	
<p>Flooding and drainage⁷⁰</p> <p>O17 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>S17.1 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 not less than the specified minimum floor levels;</p> <p>AND</p> <p>S17.2 Where Council infrastructure is available—</p> <ul style="list-style-type: none"> a) any drainage (including buildings and yards) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading; <p>AND</p> <p>S17.3 For Residential Uses—</p> <ul style="list-style-type: none"> a) where slab on ground construction is used, filling does not extend more than 1m beyond the building footprint and access to car parking areas, measured from the outer walls of the building ; or b) the design consists of a suspended floor construction; <p>AND</p> <p>S17.4 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</p>

⁷⁰ Council has mapping of minimum floor levels and flood levels for some parts of the Shire. Contact the Land Development Section of Council, Tewantin Office.

column 1 Specific Outcomes	column 2 Probable solutions
	pumping; AND S17.5 <i>Basements</i> for residential uses have flood immunity above the 1%AEP <i>defined flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or S17.6 <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>defined 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>Sloping sites</p> <p>O18 Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill; b) does not visually dominate the hill slope or interrupt the skyline; c) is integrated with the natural site characteristics including <i>vegetation</i>; and d) for Multiple housing, takes the form of small separate buildings; <p>AND</p> <p>O19 On sites which are visible from the <i>major road network</i>, areas of <i>public open space</i>, the Noosa River or the beaches new <i>buildings and structures</i> including outbuildings, are designed so as not to dominate or detract from the scenic and environmental qualities of the <i>site</i> and its setting.</p>	<p>S18.1 <i>Buildings</i> and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S18.2 <i>Buildings</i> are of split level design that step down the slope or have a suspended floor construction; AND S18.3 Cut or fill is less than 2m in depth; AND S18.4 The distance between the ground and the lowest part of the floor of the building does not exceed 3m to avoid large under building areas; AND S18.5 Buildings present no more than 3 storeys at any one point.</p> <p>S19.1 No solution provided</p>
<p>Roof form</p> <p>O20 Rooflines—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the character of the locality; c) are articulated, pitched or skillion; d) avoid low pitched (eg. less than 5 degrees) or box roof profiles/parapets; and e) do not create opportunities for residents to overlook the <i>private open space areas</i> of neighbouring properties. 	<p>S20.1 With the exception of buildings within the Industry Zone, 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>; AND S20.2 Buildings and structures do not include roof top terraces.</p>
<p>Materials and finishes</p> <p>O21 <i>Buildings</i> and other <i>structures</i> use materials and finishes that complement the Noosaville character and integrate with the surrounding natural and built environment.</p>	<p>S21.1 With the exception of buildings within the Industry Zone, buildings</p> <ul style="list-style-type: none"> a) use a mix of lightweight and textured external building materials, including timber finishes; or b) use masonry construction where variation is provided in texture, detailing and the like; c) use open or transparent balustrades;

column 1 Specific Outcomes	column 2 Probable solutions
	and d) incorporate open balconies.
11.10 Environment, conservation and recreation	
<p>Environment and cultural heritage values</p> <p>O22 There are no significant adverse effects on biodiversity, native <i>vegetation</i>, native fauna habitat, landscaped quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> a) changes to natural drainage; b) management of fire risk; c) erosion and the transport of sediments off site; d) unmanaged public access; e) effluent disposal⁷¹; f) changes to fauna habitat and behaviour; and g) 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>O23 An integrated open space network is established throughout the locality and—</p> <ul style="list-style-type: none"> a) allows for both passive and active recreational pursuits; b) provides safe and convenient connectivity for pedestrians and cyclists to neighbourhood centres, community services and other key destinations such as <i>public open space</i>, the Noosa River and Wallace Estate; c) provides habitat connectivity for wildlife; d) protects <i>watercourses</i> and <i>drainage lines</i> in the lowlands; and e) forms a scenic backdrop for the locality's residential neighbourhoods. <p>AND</p> <p>O24 Physical and visual links between <i>public open space</i> areas and <i>watercourses</i> are retained.</p>	<p>S23.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p> <p>S24.1 No solution provided</p>
<p>Pedestrian and bicycle pathways</p> <p>O25 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations including—</p> <ul style="list-style-type: none"> a) an east-west link between the Tewantin & Doonan Locality and the Noosa Heads Locality along the Noosa River foreshore; b) a north-south link between the Shire Business Centre and Wallace Park to the Noosa River foreshore c) recreation areas off Shorehaven Drive and Seacove Court; d) scouting facilities at Gympie Terrace and Gibson Road; e) the Australian Rules field at Weyba Road; and f) camping and caravanning facilities at Munna Point. 	<p>S25.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15;</p> <p>AND</p> <p>S25.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p>

⁷¹ 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><i>Foreshore character</i> O26 The natural landscape character and vegetation along the foreshore areas of the Noosa River, Lakes Doonella and Weyba and Eenie Creek, Noosa National Park, Keyser Island and Weyba Creek Conservation Parks is protected.</p>	No solution provided.
<p><i>Noosa River</i> O27 Commercial development on and adjacent to the Noosa River is designed to –</p> <ul style="list-style-type: none"> a) provide for uses for <i>marine facility purposes</i> only; b) be compatible with the scenic values of the waterway; c) provide a high level of amenity, including ensuring low ambient noise levels; d) not increase the overall scale and intensity of commercial operations; e) ensure no additional commercial leases on the Noosa River; f) ensure no net increase in the gross floor area of <i>buildings</i> or <i>structures</i>; g) use materials, natural finishes and colours that blend with the surrounding natural landscape; and h) reflect the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design). <p>O28 Commercial development does not extend beyond existing commercial lease areas⁷².</p> <p>O29 The loading and unloading of passengers is confined to the commercial lease areas of the respective commercial operation.</p>	<p>S27.1 No solution provided</p> <p>S28.1 Development does not increase the overall footprint of commercial jetties and structures.</p> <p>S29.1 No probable solution</p>

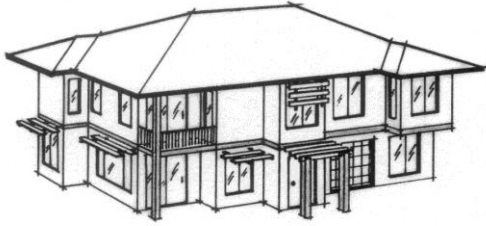
Division 18—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 11.14

column 1 Specific Outcomes	column 2 Probable solutions
11.11 Consistent uses	
<p>O30 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) Commercial business Type 1 if an <i>estate sales office</i>; b) Home-based business Types 1 or 2; c) Detached house; d) Community residence; and 	No solution provided

⁷² This refers to the commercial lease area existing at the time of gazettal of this plan.


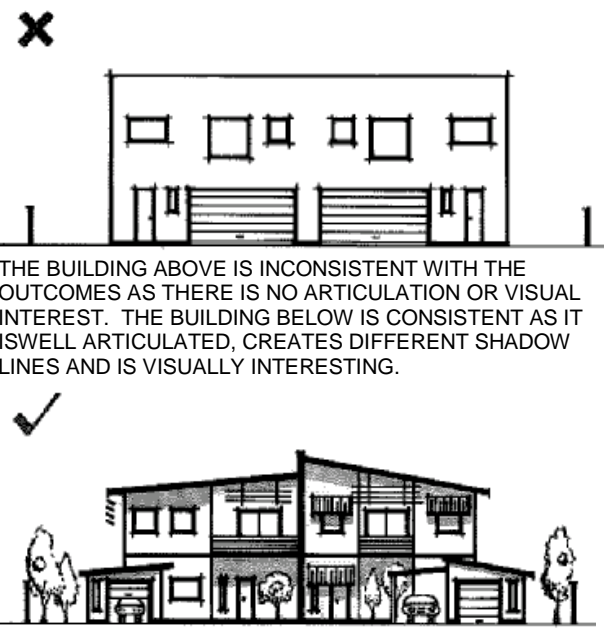
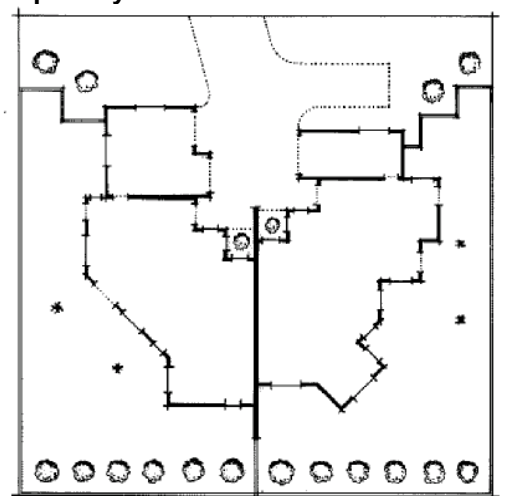
column 1 Specific Outcomes	column 2 Probable solutions
e) Visitor accommodation Type 1	
11.12 Inconsistent uses	
<p>O31 The following defined uses and use classes are inconsistent uses and are not located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business unless Type 1 and not an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) All Community Uses; h) All Infrastructure Uses; i) Ancillary dwelling unit; j) Multiple housing; and k) Visitor accommodation Types 2, 3 or 4 	No solution provided
11.13 Amenity	
<p>O32 New <i>dwelling units</i> provide for sufficient <i>buffer area</i> between the premises and existing Industrial business uses on other premises to avoid any potential adverse amenity impacts on residents.</p>	No solution provided
11.14 Built Form	
<p>Streetscape and character</p> <p>O33 Buildings and structures—</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 and contribute positively to the streetscape 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>O34 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>S33.1 The main entrance of the building faces and is recognisable from the street; AND</p> <p>S34.1 For buildings and other structures—</p> <ul style="list-style-type: none"> a) the maximum <i>wall length</i> 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. (Refer to Figure 11.2 which illustrates how a combination of design features such as varying materials, finishes, horizontal and vertical articulation, break up building bulk and create interest and shadow lines. Awnings create interest and the roof

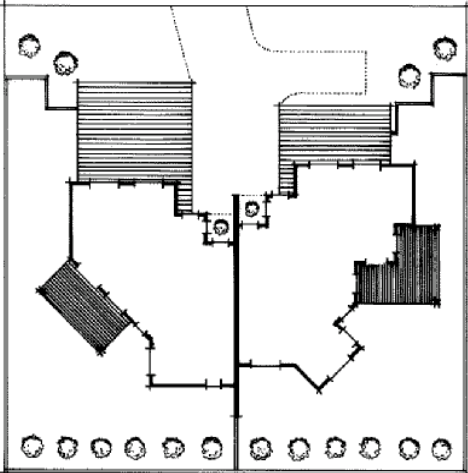
column 1 Specific Outcomes	column 2 Probable solutions
<p>O35 Buildings give the physical appearance of being one Detached house.</p> <p>O36 Buildings and structures are designed to address any waterfront aspect and to contribute positively to the waterfront character.</p>	<p>profile aims to reduce building bulk by sloping to perimeter gutters).</p> <p>Figure 11.2—Use of design features to break up building bulk</p>  <p>S35.1 No solution provided</p> <p>S36.1 No solution provided</p>
<p>Garages and carports</p> <p>O37 Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p>S37.1 Garages and carports—</p> <ol style="list-style-type: none"> have a front boundary setback of at least 6m; and adopt a roof form and building style similar to that of the building; and present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or that are visible from, but do not face the street, include windows or other articulation and have a 6m landscaped buffer between the structure and the road frontage.
<p>Setbacks to watercourses of Noosa Waters Estate</p> <p>O38 Buildings works, filling or excavation works and improvements for lots adjacent to the watercourses of the Noosa Waters Estate are appropriately designed and sited to ensure that—</p> <ol style="list-style-type: none"> the flood storage capacity of the watercourse is not affected; no additional load is placed on the revetment walls; the membrane adjoining the revetment wall is not affected; the amenity of surrounding development is maintained; and views from the watercourses and public open space are not obscured. 	<p>S38.1 For lots adjacent to the watercourses of Noosa Waters Estate, building works, filling or excavation works and improvements are undertaken no closer than 4.5m from the centreline of the concrete revetment wall.</p>

Division 19—Specific Outcomes and Probable Solutions for the Semi-Attached Housing Zone

Table 11.15

column 1 Specific Outcomes	column 2 Probable solutions
11.15 Consistent uses	
<p>O39 The following defined uses and use classes are consistent uses and are located in the Semi Attached Housing Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 if an <i>estate sales office</i>; b) Home-based business Type 1; c) Home-based business Type 2 where operated from a Detached House; d) Detached house; e) Community residence; and f) Multiple housing Types 2 or 3 	<p>No solutions provided</p>
11.16 Inconsistent uses	
<p>O40 The following defined uses and use classes are inconsistent uses and are not located in the Semi Attached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business unless Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 2 other than where operated from a detached house; e) Home-based business Type 3; f) Industrial business; g) Retail business; h) All Community Uses; i) All Infrastructure Uses; j) Ancillary dwelling unit; k) Multiple housing Types 4, or 5; and l) Visitor accommodation. 	<p>No solution provided</p>
11.17 Built form	
<p>Streetscape character & building bulk</p> <p>O41 <i>Buildings and structures</i> are designed to address any waterfront aspect and to contribute positively to the waterfront character; AND</p> <p>O42 <i>Buildings and other structures</i>—</p> <ul style="list-style-type: none"> a) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front facade; b) have a bulk and architectural scale that does 	<p>S41.1 No solution provided</p> <p>S42.1 The main entrance of the building faces and is recognisable from the street; AND</p> <p>S42.2 <i>Buildings and other structures are designed to</i>—</p> <ul style="list-style-type: none"> a) have a maximum wall length of 15m

column 1 Specific Outcomes	column 2 Probable solutions
<p>not dominate the streetscape or detract from the visual amenity of adjoining properties;</p> <p>c) present as a small building of a domestic scale within a landscaped setting; and</p> <p>d) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street.</p> <p>Figure 11.3—Use of design features to break up building bulk</p>  <p>Figure 11.4—Adding visual interest to building facades</p>  <p>THE BUILDING ABOVE IS INCONSISTENT WITH THE OUTCOMES AS THERE IS NO ARTICULATION OR VISUAL INTEREST. THE BUILDING BELOW IS CONSISTENT AS IT IS WELL ARTICULATED, CREATES DIFFERENT SHADOW LINES AND IS VISUALLY INTERESTING.</p> <p>Figure 11.5—Articulation and orientation for privacy</p>  <p>LOWER STOREY PLAN – GARAGES DO NOT FRONT THE STREET AND HABITABLE ROOMS ARE ORIENTATED TOWARDS PRIVATE OPEN SPACE AREAS.</p>	<p>and 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) (see Figure 11.2 and Figure 11.3);</p> <p>b) vary and break up the roof form through gables or different pitches to add visual interest and define the individual <i>dwelling units</i> (see Figure 11.2 and Figure 11.3);</p> <p>c) provide individual segmented <i>balconies</i> for each <i>dwelling unit</i> to reduce dominant horizontal banding (see Figure 11.4);</p> <p>d) visually break up building facades by incorporating different but complimentary colours, textures and building materials; and</p> <p>e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings;</p> <p>Figure 11.5—Articulation and orientation for privacy</p>

column 1 Specific Outcomes	column 2 Probable solutions
	 <p>UPPER STOREY PLAN – ORIENTATION ALLOWS RESIDENTS TO OVERLOOK THEIR OWN PRIVATE OPEN SPACE WHILT MINIMISING OPPORTUNITIES TO OVERLOOK ADJOINING PROPERTIES.</p> <p>AND</p> <p>S42.3 For corner sites the building design addresses both street frontages by—</p> <ol style="list-style-type: none"> including doors and windows on each face of the building that fronts a road; and incorporating an access point from each street, one for each of the dwelling units.
<p>Garages and carports</p> <p>O43 Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ol style="list-style-type: none"> provide for resident and visitor parking; visually integrate with the building and to not dominate the street front; allow opportunity for landscaping to screen vehicle parking and manoeuvring areas; minimise the number of driveway accesses; and allow safe and efficient access to and egress from the premises. 	<p>S43.1 Garages and carports have a front boundary setback of at least 6m provided that garages may be setback 5.5m from the front boundary where garage doors are staggered 1m from each other in relation to the <i>frontage</i>;</p> <p>AND</p> <p>S43.2 Garages present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street);</p> <p>AND</p> <p>S43.3 Where multiple double garages are included garages are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 2m;</p> <p>OR</p> <p>S43.4 Garages that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage.</p> <p>AND</p> <p>S43.5 Where located on the <i>major road</i></p>


column 1 Specific Outcomes	column 2 Probable solutions
	<p>network or a collector street, vehicles are able to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum; AND S43.6 The development provides for shared driveways to minimise the number of access points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.</p>
<p>Front fences & walls O44 Front fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> a) contribute to the attractiveness of the street; b) be compatible with the existing streetscape character; c) relate to the architectural period of the building; d) avoid interference with the movement of surface stormwater; e) allow for casual surveillance from the street or where premises adjoin part of the <i>major road network</i>, mitigate traffic noise; f) provide for planting in front of high solid fences and walls; and g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath. 	<p>S44.1 Front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at maximum 5m intervals; AND S44.2 The area of land between the fence and the front property boundary shall be densely landscaped to screen any fencing from the street; AND S44.3 Any fencing on the boundary which is not screened by vegetation is either less than 1.2m high or of an open construction.</p>

Division 20—Specific Outcomes and Probable Solutions for the Attached Housing Zone

Table 11.16

column 1 Specific Outcomes	column 2 Probable solutions
11.18 Consistent uses	
<p>O45 The following defined uses and use classes are consistent uses and are located in the Attached Housing Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 if an <i>estate sales office</i>; b) Home-based business Type 1; c) Home-based business Type 2 where operated from a detached house; d) Detached house or Community residence if not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; e) Multiple housing if not located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; and f) Visitor accommodation Types 1, 2 or 4 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
11.19 Inconsistent uses	
<p>O46 The following defined uses and use classes are inconsistent uses and are not located in the Attached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business unless Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 2 where not operated from a Detached house; e) Home-based business Type 3; f) Industrial business; g) Retail Business; h) All Community Uses; i) All Infrastructure Uses; j) Detached house; or Community residence if located at Ivory Palms Resort 73 Hilton Terrace on Plan GT102758; k) Ancillary dwelling unit; l) Multiple housing if located at 73 Hilton Terrace on Plan GT102758; and m) Visitor accommodation Type 3 	<p>No solution provided</p>
11.20 Visitor Accommodation	
<p>Protection of Resorts</p> <p>O47 Substantial sites are protected for Visitor accommodation Type 4 and include the Ivory Palms Resort 73 Hilton Terrace on Plan GT102758.</p>	<p>No solution provided</p>


column 1 Specific Outcomes	column 2 Probable solutions
11.21 Amenity	
<p>Landscaped Setting O48 Existing mature trees of local origin add to the character of the Attached Housing Zone and are retained.</p>	No solution provided
11.22 Built form	
<p>Streetscape character and building bulk O49 Buildings and other structures—</p> <ul style="list-style-type: none"> a) contribute positively to the streetscape character by addressing the street and adding visual amenity through stepping the front façade; b) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties; c) vary in line and plane; d) utilise various building styles and materials to create diversity and visual interest in the streetscape; e) make use of verandahs, balconies, eaves, and roof overhangs for aesthetic and lifestyle reasons; f) integrate landscaping into the building design to provide visual relief and screening; and g) present well articulated facades where garages or carports are not the dominant visual element when viewed from the street; <p>Figure 11.6—Use of design features to reduce building bulk</p>  <p>O50 Buildings and structures are designed to address any waterfront aspect and to contribute positively to the waterfront character. O51 Buildings and structures take the form of small separate buildings, rather than large single bulky developments.</p>	<p>S49.1 Buildings and other structures are designed to—</p> <ul style="list-style-type: none"> a) have a maximum wall length of 15m and each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, balconies or a change of building material); (See Figure 11.6) b) vary and break up the roof forms through gables or different pitches to add visual interest and define the individual dwelling units; c) provide individual segmented balconies for each dwelling unit to reduce dominant horizontal banding; d) visually break up building facades by incorporating different but complimentary colours, textures and building materials; and e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings. <p>S50.1 No solution provided</p> <p>S51.1 Buildings do not contain more than 4 attached dwelling units.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Garages and carports</p> <p>O52 Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> a) provide for resident and visitor parking; b) visually integrate with the building and to not dominate the street front; c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas; d) minimise the number of driveway accesses; and e) allow safe and efficient access to and egress from the premises. 	<p>S52.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; and b) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or c) that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage; <p>AND</p> <p>S52.2 Where multiple lock up garages face the street garage doors are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 1.5m;</p> <p>AND</p> <p>S52.3 Garages, carports and uncovered spaces are designed to allow vehicles to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum;</p> <p>AND</p> <p>S52.4 The development provides for shared driveways to minimise the number of access points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.</p>
<p>Front fences & walls</p> <p>O53 Front fences and walls are designed and sited to—</p> <ul style="list-style-type: none"> a) contribute to the attractiveness of the street; b) be compatible with the existing streetscape character; c) relate to the architectural period of the building; d) avoid interference with the movement of surface stormwater; e) allow for casual surveillance from the street or on main roads, mitigate traffic noise; f) provide for planting in front of high solid fences and walls; and g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath. 	<p>S53.1 Front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at maximum 5m intervals;</p> <p>AND</p> <p>S53.2 The area of land between the fence and the front property boundary shall be densely landscaped to screen any fencing from the street;</p> <p>AND</p> <p>S53.3 Any fencing on the boundary which is not screened by vegetation is either less than 1.2m high or of an open construction.</p>

Division 21—Specific Outcomes and Probable Solutions for the Visitor Mixed Use Zone

Table 11.17

column 1 Specific Outcomes	column 2 Probable solutions
11.23 Consistent uses	
<p>O54 The following defined uses and use classes are consistent uses and are located in the Visitor Mixed Use Zone—</p> <ul style="list-style-type: none"> a) Entertainment and dining business; b) Home-based business Type 1; c) Retail business Type 1; d) Education Type 4; e) Wellbeing Type 2; f) Detached house; g) Ancillary dwelling unit; h) Multiple housing Types, 2, 3 or 4; and i) Visitor accommodation Types 1, 2 or 4. 	<p>No solution provided</p>
11.24 Inconsistent uses	
<p>O55 The following defined uses and use classes are inconsistent uses and are not located in the Visitor Mixed Use Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Home-based business Types 2 or 3; d) Industrial business; e) Retail business Types 2, 3, 4, 5, 6 or 7; f) Education Types 1, 2 or 3; g) Emergency services; h) Open Space; i) Wellbeing Types 1, 3 or 4; j) All Infrastructure Uses; k) Community residence; l) Multiple housing Type 5; and m) Visitor accommodation Type 3. 	<p>No solution provided</p>
11.25 Effects of use	
<p>Character and Amenity O56 Gympie Terrace and side streets that run off it remain predominantly residential in nature providing accommodation for both visitors and permanent residents.</p>	<p>S56.1 No <i>development</i> has a non-Residential Use component of more than 20% of the <i>gross floor area</i> on the <i>site</i>; AND S56.2 No single Business Use has a <i>use area</i> in excess of 200m²; AND S56.3 Non-residential Uses are limited to the ground floor; AND S56.4 The number of non-residential tenancies</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>O57 Business Uses are secondary to residential development and support recreational activities as well as surrounding accommodation facilities.</p> <p>O58 Mixed-use development, incorporating <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>developed on a <i>site</i> does not exceed the rate of 1 per 12 <i>accommodation units</i> or <i>dwelling units</i>, provided that non-Residential Uses with a <i>use area</i> over 100m² are calculated as 2 tenancies.</p> <p>S57.1 Business Uses are Entertainment & dining businesses or Retail businesses offering food, shopping, entertainment and personal services to residents and visitors.</p> <p>S58.1 Business deliveries are undertaken only between the hours of 7am to 7pm; AND S58.2 Business Uses operate only between the hours of 7am to 10pm, 7 days a week, except Friday and Saturday, where Entertainment and dining business uses may operate until 12 midnight.</p>
<p>Active building fronts</p> <p>O59 <i>Uses</i> on the ground floor, with frontage to the street, are a mix of residential uses, recreation facilities, shops, restaurants and cafes that create active building fronts.</p>	<p>S59.1 Ground floor premises provide a minimum 50% glazing to shop fronts to create active building fronts; AND S59.2 Development incorporates outdoor dining or seating areas.</p>
11.26 Built form	
<p>Streetscape & character</p> <p>O60 <i>Buildings</i> and other <i>structures</i> present a high quality streetscape with building elements and forms that—</p> <ul style="list-style-type: none"> a) are consistent with the bulk and scale of buildings on adjoining and nearby land; b) define, rather than dominate, the street and public spaces, particularly Gympie Terrace, Noosa River and its foreshores; c) create pedestrian scale and visual interest; d) provide variation in building alignments by staggering or separating continuous walls into smaller sections to vary the elevation; e) vary and break up the roof form; f) incorporate well articulated building forms with strong vertical design features elements which interrupt the plane including windows, pergolas, sun shading devices and variations in <i>balcony</i> styles; and g) present subtle changes in colours, textures and materials to break up the building facades; h) integrate signage with the building design; and i) integrate landscaping into the building design and car parking areas. 	<p>S60.1 Buildings do not contain more than 6 attached dwelling units; AND S60.2 Buildings reflect the older building forms of Noosaville and the local climate by incorporating pitched roofs, roof overhangs, awnings, <i>balconies</i>, verandahs and covered entries; AND S60.3 Buildings have a maximum wall length of 15m and 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) (see Figure 11.7).</p> <p>Figure 11.7 Streetscape character</p> 

column 1 Specific Outcomes	column 2 Probable solutions
<p>Residential entry and pedestrian access O61 The residential component of the <i>development</i> provides for—</p> <ul style="list-style-type: none"> a) separate identifiable residential entries; b) clearly defined and safe pedestrian accesses to <i>dwelling units</i> and <i>accommodation units</i> that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night; and c) clear identification of what is private versus public space by using features such as low walls, changes in surface texture or other landscape treatment. 	<p>No solution provided</p>
<p>Garages O62 Garages and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> a) provide for resident, customer, and employee parking; b) visually integrate with the building and to not dominate the street front; c) minimise the number of driveway accesses so as not to hamper pedestrian connectivity along Gympie Terrace; and d) allow safe and efficient access to and egress from the premises. 	<p>S62.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; and b) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or c) that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage; <p>AND</p> <p>S62.2 Where multiple lock up garages face the street garage doors are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 1.5m;</p> <p>AND</p> <p>S62.3 Garages, carports and uncovered spaces are designed to allow vehicles to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum;</p> <p>AND</p> <p>S62.4 The development provides for shared driveways to minimise the number of access points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.</p>
<p>Disabled access to commercial premises O63 Ramps or other accessways to commercial premises are wholly contained within the premises.</p>	<p>No solution provided.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><i>Pedestrian connectivity and scenic amenity</i> O64 Pedestrian connectivity between <i>buildings</i>, recreation areas and other public spaces are retained and enhanced; AND O65 Views from the footpath on the southern side of Gympie Terrace to nearby <i>public open space</i> and the Noosa River are retained.</p>	No solution provided.

Division 22—Specific Outcomes and Probable Solutions for the Neighbourhood Centre Zone

Table 11.18

column 1 Specific Outcomes	column 2 Probable solutions
11.27 Consistent uses	
<p>O66 The following defined uses and use classes are consistent uses and are located in the Neighbourhood Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining business Type 1; c) Retail business Types 1, 2 or 7; d) Education Types 1 or 4; e) Wellbeing Type 2; and f) Ancillary dwelling unit. 	No solution provided
11.28 Inconsistent uses	
<p>O67 The following defined uses and use classes are inconsistent uses and are not located in the Neighbourhood Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Entertainment and dining business Types 2 or 3; c) Home-based business; d) Industrial business; e) Retail business Types 3, 4, 5 or 6; f) Education Types 2 or 3; g) Emergency service; h) Open space; i) Wellbeing Types 1, 3 or 4; j) All Infrastructure Uses; k) Detached house; l) Community residence; m) Multiple housing; and n) Visitor accommodation. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
11.29 Effects of use	
<p>Amenity O68 The Neighbourhood Centre Zone accommodates a range of Business Uses and Community Uses that provide for the immediate needs of nearby residents, and dining opportunities, in a manner that does not impact on nearby residential amenity through excessive traffic, noise, artificial lighting, fumes or the loss of privacy; AND O69 <i>Buildings</i> are sited and oriented to minimise the potential for overlooking the private open space of adjacent Residential Uses; AND O70 Fencing, landscaping and screening are used to mitigate potential privacy impacts on adjoining Residential Uses.</p>	<p>No solution provided</p>
11.30 Built form	
<p>Streetscape character and use mix O71 <i>Buildings and structures</i> are sited and designed to—</p> <ol style="list-style-type: none"> be consistent with the bulk and scale of <i>buildings</i> on adjoining and nearby land; integrate with the established pattern and scale of the neighbourhood centre; present a high quality streetscape incorporating consistent built elements that define the street and public spaces as well as create human scale and visual interest; contribute to their setting including the skyline; present subtle changes in colours, textures and materials to break up the building façades; integrating signage with the building design; integrating landscaping into the building design and car parking areas; and retaining and providing areas for outdoor dining and meeting opportunities on the ground level. <p>O72 Bulky and obtrusive structures, including plant and equipment, storage areas, garbage collection areas and off street parking areas are screened to reduce their visual impacts.</p>	<p>S71.1 Ground floor premises provide for a minimum 50% glazing to shop fronts to create active building fronts.</p> <p>S71.2 The combined total <i>gross floor area</i> for Commercial businesses, Entertainment and dining businesses Type 1, Retail businesses and Ancillary dwelling units does not exceed 600m²</p> <p>S71.3 The total <i>gross floor area</i> for Education Type 1 does not exceed 500m².</p> <p>S72.1 No solution provided</p>
<p>External covered spaces O73 Pedestrian walkways and spaces are designed and located to—</p> <ol style="list-style-type: none"> provide shelter from excessive sunlight and inclement weather; and have adequate floor to ceiling height to— <ol style="list-style-type: none"> allow natural light to pass through to internal spaces; create intimate spaces; and create active building fronts that maximise opportunities for casual surveillance. 	<p>S73.1 Awnings over pedestrian areas—</p> <ol style="list-style-type: none"> are provided along the full frontage of the building, where no other weather protection is provided for pedestrians as part of the building design; are at least 2.5m in depth, extending from the façade of the building towards the kerb alignment; and are no lower than 2.7m and no higher than 3m in height.

Division 23—Specific Outcomes and Probable Solutions for the Business Centre Zone

Table 11.19

column 1 Specific Outcomes	column 2 Probable solutions
11.31 Consistent uses	
<p>O74 The following defined uses and use classes are consistent uses and are located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining business if not located in the Mary Street/Thomas Street Precinct; c) Retail business if not located in the Mary Street/Thomas Street Precinct; d) Education Types 3 or 4; e) Wellbeing Type 2; f) Transport Types 1 or 2; g) Ancillary dwelling unit; h) Multiple housing Type 4 consisting of <i>small dwelling units</i> and part of a mixed use development located within the Mary Street/Thomas Street Precinct; and i) Visitor accommodation Type 4 if <i>visitor hostel</i>, located on Lots 3 & 4 on RP122928, 14-16 Mary Street. 	<p>No solution provided</p>
11.32 Inconsistent uses	
<p>O75 The following defined uses and use classes are inconsistent uses and are not located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Entertainment & dining businesses located in the Mary Street/Thomas Street Precinct c) Home-based businesses; d) Industrial business; e) Retail businesses located in the Mary Street/Thomas Street Precinct; f) Education Types 1 or 2; g) Emergency service; h) Open space; i) Wellbeing Types 1, 3 or 4; j) Service and utility; k) Transport Types 3 or 4; l) Detached house; m) Community residence; n) Multiple housing if not Type 4 consisting of <i>small dwelling units</i> located within the Mary 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Street/Thomas Street Precinct;</p> <p>o) Visitor accommodation Types 1, 2 or 3;</p> <p>p) Visitor accommodation Type 4 if not <i>visitor hostel</i>, located on Lots 3 & 4 on RP122928, 14-16 Mary Street.</p>	
11.33 Effects of use	
<p>Amenity</p> <p>O76 The Noosaville Business Centre does not adversely affect the amenity of the surrounding area;</p> <p>AND</p> <p>O77 <i>Buildings</i> are sited and orientated to minimise the likelihood of overlooking the <i>private open space</i> of adjacent Residential Uses;</p> <p>AND</p> <p>O78 Fencing, landscaping and screening are used to mitigate impacts on adjoining Residential Uses;</p> <p>AND</p> <p>O79 Bulky and obtrusive structures are screened to reduce adverse impacts of noise, lighting and odour.</p>	No solution provided
<p>O80 The Noosa Village Plaza shopping centre generally bounded by Mary Street and Gibson Road—</p> <p>a) maintains a large range of services and retail functions;</p> <p>b) services local community needs;</p> <p>c) does not increase its retail floor space; and</p> <p>d) is the only supermarket-based centre in the Noosaville Business Centre Zone.</p>	No solution provided.
<p>Land use</p> <p>O81 The Noosaville Business Centre, other than the Noosa Village Plaza shopping centre, continues to serve a broad role in providing Business Uses not normally found within or requiring location in a shopping centre, including specialist services, offices, entertainment facilities, medical facilities, showrooms and the like.</p>	No solution provided.
<p>Pedestrian connectivity</p> <p>O82 Pedestrian connectivity between <i>buildings</i> and other <i>public open spaces</i> is retained and enhanced.</p>	No solution provided
<p>Function of the Shire Business Centre</p> <p>O83 Uses within the Noosaville Business Centre do not detract from the function of the Shire Business Centre as the principal business centre in Noosa.</p>	No solution provided.

column 1 Specific Outcomes	column 2 Probable solutions
11.34 Built form	
<p>Streetscape & character O84 <i>Buildings and structures</i> are sited and designed to—</p> <ul style="list-style-type: none"> a) provide for a consistent building alignment fronting the street and public spaces; b) present a high quality streetscape incorporating consistent built elements that define the street and public spaces as well as create human scale and visual interest; c) are consistent with the bulk and scale of <i>buildings</i> on adjoining and nearby land; d) contribute to their setting including the skyline; e) present subtle changes in colours, textures and materials to break up the building facades; f) integrate signage with the building design; g) integrate landscaping into the building design and car parking areas; and h) retain and provide areas for outdoor dining and meeting opportunities on the ground level. 	<p>S84.1 <i>Uses</i> on the ground floor—</p> <ul style="list-style-type: none"> a) have at least 50% transparent glazing to the front wall; b) have their main entrance facing the street; and c) include outdoor dining or seating areas.

Table 11.20 Premises in the Mary Street/Thomas Street Precinct

column 1 Specific Outcomes	column 2 Probable solutions
11.35 Effects of use	
<p>Amenity O85 The predominantly residential character, scale and appearance of <i>buildings</i> in the Mary Street/Thomas Street Precinct is maintained and <i>uses</i> and <i>buildings</i> are designed and sited to—</p> <ul style="list-style-type: none"> a) present a domestic scale and form of architecture, rather than commercial, when viewed from the street and adjoining residential premises; b) accommodate small-scale Business Uses that conform with the amenity of adjoining or nearby residential premises; c) protect the visual and acoustic amenity of adjoining and nearby residential premises; and d) provide for car parking at the rear of the <i>site</i>. 	<p>S85.1 For existing <i>buildings</i>, development retains the general form and character of the <i>building</i>; AND S85.2 The <i>GFA</i> of any single <i>building</i> on the <i>site</i> does not exceed 300m²; AND S85.3 The maximum site cover is 50%; AND S85.4 Development retains large trees, including canopy trees, which add to the established character of the area.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>O86 Uses in the Mary Street/Thomas Street Precinct—</p> <ul style="list-style-type: none"> a) are low impact; b) are not reliant on passing traffic for business; c) do not generate high volumes of traffic or require significant on site areas for car parking; d) if adjoining land in a <i>residential zone</i> and not a Residential Use, do not involve night time use; and e) are not Entertainment and dining business or Retail business. 	<p>No solution provided.</p>
<p>Mixed use development</p> <p>O87 Uses on the ground floor contribute to the function of the business centre.</p> <p>AND</p> <p>O88 Residents do not compete with customers for carparking spaces.</p>	<p>S87.1 Where multiple housing (<i>small dwelling units</i>) or ancillary dwelling units are incorporated, residential uses are not located on the ground floor but are located above business or community uses.</p> <p>S87.2 Where visitor accommodation incorporates business uses such as a restaurant, function room or tour booking service such facilities are located at the front of the ground floor so as to reinforce the interactive streetscape.</p> <p>S87.3 Separate identifiable residential entrances are provided for any residential uses.</p> <p>S88.1 Resident carparking is limited to one space per dwelling unit or accommodation unit. and S88.2 Resident carparking is not located in the road reserve or between the residential or business building and the principal street frontage.</p>
<p>Visitor hostel</p> <p>O89 Lots 3 & 4 on RP122928 situated at 14-16 Mary Street, Noosaville are developed as Visitor accommodation Type 4 for a <i>Visitor hostel</i>.</p>	<p>No solution provided.</p>

Division 24—Specific Outcomes and Probable Solutions for the Shire Business Centre Zone

Table 11.21

column 1 Specific Outcomes	column 2 Probable solutions
11.36 Consistent uses	
<p>O90 The following defined uses and use classes are consistent uses and are located in the Shire Business Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 if located in Precinct E1-E7 or B1-B3; b) Commercial business Types 2 or 3 if located in Precinct B1-B3 or E1-E7; c) Entertainment and dining business if located in Precinct B1 or B2; d) Industrial business Types 1 or 2 if located in Precinct E3, E4 or E5; e) Retail business Types 1 or 2 if located in Precinct B1 or B2; f) Retail business Type 4 if located in Precinct B3; g) Retail business Type 5 if located in Precinct B3 or E6; h) Retail business Type 6 if located in Precincts B3, E4 or E5; i) Retail business Type 7 if located in Precinct B3, E4 or E5; j) Education Type 1 if located in Precinct E1, E2, E7 or REC/MU; k) Education Type 3 if located in Precinct E1-E7; l) Education Type 4 if located in Precinct E1, E2, E6 or E7; m) Open Space Type 1 if located in Precinct REC/MU; n) Wellbeing Type 2 if located in Precinct E1, E2, E6 or E7; o) Transport Type 1 if located in Precinct E6 or E7; p) Ancillary dwelling unit if located in Precinct E1-E7, RES or REC/MU; q) Multiple housing Type 4 if <i>small dwelling units</i> located in Precinct RES; r) Multiple housing Type 4 in Precinct E1 and E7 if <i>small dwelling units</i> subordinate or ancillary to a Business or Community Use; and s) Visitor accommodation Type 4 if located in Precinct RES 	<p>No solution provided</p>
11.37 Inconsistent uses	
<p>O91 The following defined uses and use classes are inconsistent uses and are not located in the Shire Business Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>b) Commercial business Type 1 if located in Precinct RES or REC/MU;</p> <p>c) Commercial business Types 2 or 3 if located in Precinct E3, E4, E5, RES or REC/MU;</p> <p>d) Entertainment and dining business if not located in Precinct B1 or B2;</p> <p>e) Home-based business;</p> <p>f) Industrial business Types 1 or 2 if not located in Precinct E3, E4 or E5;</p> <p>g) Industrial business Type 3;</p> <p>h) Retail business Types 1 or 2 if not located in Precinct B1 or B2;</p> <p>i) Retail business Type 3;</p> <p>j) Retail business Type 4 if not located in Precinct B3;</p> <p>k) Retail business Type 5 if not located in Precinct B3 or E6;</p> <p>l) Retail business Type 6 if not located in Precincts B3, E4 or E5;</p> <p>m) Retail business Type 7 if not located in Precinct B3, E4 or E5;</p> <p>n) Education Type 1 if not located in Precinct E1, E2, E7 or REC/MU;</p> <p>o) Education Type 2;</p> <p>p) Education Type 3 if not located in Precinct E1-E7</p> <p>q) Education Type 4 if not located in Precinct E1, E2, E6 or E7;</p> <p>r) Emergency service;</p> <p>s) Open space Type 1 if not located in REC/MU;</p> <p>t) Open space Type 2;</p> <p>u) Wellbeing Types 1 or 4</p> <p>v) Wellbeing Type 2 if not located in Precinct E1, E2, E6 or E7;</p> <p>w) Wellbeing Type 3 if not located in Precinct E2, E6 or REC/MU</p> <p>x) Service and utility;</p> <p>y) Transport Type 1 if not located in Precinct E6 or E7;</p> <p>z) Transport Type 2 if not located in Precinct E6;</p> <p>aa) Transport Types 3 or 4;</p> <p>bb) Detached house;</p> <p>cc) Community residence;</p> <p>dd) Ancillary Dwelling Unit if not located in Precinct E1-E7, RES or REC/MU</p> <p>ee) Multiple housing Types 2, 3 and 5;</p> <p>ff) Multiple Housing Type 4 if not <i>small dwelling units</i> located in Precinct E1, E7 or RES;</p> <p>gg) Visitor accommodation Types 1, 2 or 3; and</p> <p>hh) Visitor accommodation Type 4 if not located in Precinct RES.</p>	

column 1 Specific Outcomes	column 2 Probable solutions
11.38 Effects of use	
<p>Visual and physical connectivity</p> <p>O92 Strong visual and physical connectivity is provided for between adjoining and adjacent—</p> <ul style="list-style-type: none"> a) Business Precincts and Open Space Precincts; b) Employment Precincts and Open Space Precincts; and c) Business Precincts and Employment Precincts; 	<p>No solution provided.</p>
11.39 Access and car parking	
<p>Road design</p> <p>O93 Intersections, both internal and external to the Shire Business Centre site, are designed to operate without the need for traffic lights; AND</p> <p>O94 An internal loop road is constructed within the Shire Business Centre site linking individual <i>precincts</i> within the site to provide for efficient and effective traffic circulation and movement, including public transport access; AND</p> <p>O95 Development has an internal focus and addresses the internal loop road and is not reliant on exposure to the <i>major road network</i>.</p>	<p>S93.1 Access intersections off Walter Hay Drive, as shown on Schedule 4 - Shire Business Centre Map are constructed as roundabouts; AND</p> <p>S94.1 Development has no direct access to Eenie Creek Road or Walter Hay Drive;</p> <p>S95.1 No solution provided</p>
<p>Car parking</p> <p>O96 Precinct B3 provides for car-oriented uses and as such parking areas that need a degree of visibility are located in front of buildings, where appropriate; AND</p> <p>O97 Within precincts other than Precinct B3, E3, E4 and E5 buildings and landscaping are the dominant visual features when viewed from internal roads, with car parking located at the side or rear of buildings, or preferably in underground or under-building car parks; AND</p> <p>O98 Car parking areas are located immediately adjacent to key parking generators, including Retail business, Commercial business and Industrial business uses; AND</p> <p>O99 Vehicular parking facilities servicing Precincts B1, B2, and E1, have primary points of access located along the loop road, with parking located at basement level, under a building or otherwise covered.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Pedestrian and bike links</p> <p>O100 Pedestrian and bicycle paths are constructed throughout the Shire Business Centre site, with appropriate external connections provided; AND</p> <p>O101 Pedestrian and bicycle movements between key nodes within the Shire Business Centre site are designated to minimise the need to cross over roads and where road crossovers are necessary, central refuges are provided.</p>	<p>S100.1 Pedestrian and bicycle paths are constructed as shown on Schedule 4 - Shire Business Centre Map.</p> <p>S101.1 No solution provided</p>
<p>Visual amenity and character</p> <p>O102 Development—</p> <p>a) presents a high level of visual quality when viewed from Walter Hay Drive in the area of Eenie Creek;</p> <p>b) provides an open space feel to this entry to Noosa; and</p> <p>c) maintains the character of adjacent areas.</p>	<p>S102.1 From land to the south of the Shire Business Centre site at around RL10, the road reduces in level to a bridge deck of RL4 or 5, providing visible sight lines across the Shire Business Centre site.</p>
11.40 Development sequencing	
<p>First stage</p> <p>O103 The first stage of development consists of—</p> <p>a) a shopping centre with a discount department store, and associated car parking within Business Precincts B1 and B2;</p> <p>b) a substantial amount of non-Retail business development;</p> <p>c) the construction of Eenie Creek Road between Reef Street and Langura Street;</p> <p>d) the construction of Walter Hay Drive between Emu Mountain Road and Eenie Creek Road;</p> <p>e) interim transport circulation and access strategies in the absence of the internal loop road⁷³ being complete;</p> <p>f) an established landscape theme for the developed precincts;</p> <p>g) landscaped entry statements;</p> <p>h) a suitable stormwater management system;</p> <p>i) appropriate signage;</p> <p>j) commencement of the associated pedestrian and bikeway network and related external connections; and</p> <p>k) dedication of a substantial area of the southern part of the Shire Business Centre as public open space;</p> <p>AND</p> <p>O104 Subsequent development stages provide for the—</p> <p>a) completion of the access intersections leading into the Shire Business Centre site;</p> <p>b) completion of further stages of the internal loop road;</p> <p>c) completion of further stages of development within the precincts;</p> <p>d) completion of the pedestrian and bikeway network;</p>	<p>S103.1 For the first stage of development—</p> <p>a) a gross floor area equivalent to 20% of any Retail business Type 2 Shop gross floor area, is constructed for non-Retail business prior to such Type 2 Shop development operating; and</p> <p>b) 40% of the gross floor area of non-Retail business development is contracted for sale or lease, prior to the Retail business Type 2 Shop development operating;</p> <p>AND</p> <p>S103.2 Two road accesses are constructed into the Shire Business Centre site as part of the first stage of the development.</p> <p>S104.1 No solution provided</p>

⁷³ The loop road may be completed in stages.

column 1 Specific Outcomes	column 2 Probable solutions
e) construction of the link road to the Noosaville Industrial Estate; f) construction of a inter-regional transit facility (public transport node); g) completion of the stormwater management systems; h) completion of landscaping design elements; and i) further dedication of land to <i>public open space</i> .	
11.41 Built form	
<p>Streetscape & character O105 Buildings and structures are sited and designed to—</p> a) present a contemporary, subtropical coastal built form and streetscape consistent with the character of the area, b) incorporate built elements that define and frame the street and public spaces as well as create human scale and visual interest; c) provide vibrant and active frontages and public spaces; d) strengthen entry nodes to the centre by providing iconic or landmark treatment at key locations; e) be consistent with the bulk and scale of <i>buildings</i> on adjoining and nearby land; f) contribute to their setting including the skyline; g) present subtle changes in colours, textures and materials to break up the building façades; h) integrate signage with the building design; i) integrate landscaping into the building design and car parking areas; j) provide areas for outdoor dining, shaded seating and meeting opportunities on the ground level to foster casual, social and business interactions; and k) provide a continuous pedestrian friendly façade including all weather protection for pedestrians.	<p>S105.1 Ground level shops provide a minimum 50% glazing to the shop front to create active building fronts.</p>

column 1 Specific Outcomes	column 2 Probable solutions
11.42 Business Precincts	
<p>Business Precincts B1 and B2</p> <p>O106 Precinct B1 and B2 are designed and located to form the retail core of the Shire Business Centre site; AND</p> <p>O107 Development within Precinct B1 comprises a gross floor area of— a) for Retail business—up to 18,300m²; and b) for Commercial business—up to 3,000m²; AND</p> <p>O108 Precinct B2 comprises a car parking oriented precinct, with Commercial business Type 1 Office uses developed only where land is available after provision is made for car parking to serve the needs of development in Precinct B1; AND</p> <p>O109 Primary points of access are located along the loop road; AND</p> <p>O110 Commercial business uses within Precinct B2 comprise a gross floor area of up to 4000m²; AND</p> <p>O111 Development has strong visual links with Precincts B2, B3 and OS5 and Employment Precincts; AND</p> <p>O112 Development has strong pedestrian and bikeway connectivity with Precincts B2, B3, E1 and E2; AND</p> <p>O113 A substantial amount of car parking for Precinct B1 is provided as part of car parking facilities in Precinct B2; AND</p> <p>O114 A substantial part of the parking is at basement level, under a building or otherwise covered; AND</p> <p>O115 Appearance of a large single carpark is avoided through landscaping and retention of existing established vegetation in key areas to frame the car parking into discrete areas while not blocking visual or physical access to carparks; AND</p> <p>O116 Parking areas provide for adequate provision for pedestrian, cyclists and bus transport and taxis.</p>	<p>S106.1 No solution provided</p> <p>S107.1 No solution provided</p> <p>S108.1 No solution provided</p> <p>S109.1 No solution provided</p> <p>S110.1 No solution provided</p> <p>S111.1 No solution provided</p> <p>S112.1 No solution provided</p> <p>S113.1 A minimum of 80% of the car parking for Precinct B1 is provided as part of car parking facilities in Precinct B2.</p> <p>S114.1 No solution provided</p> <p>S115.1 No solution provided</p> <p>S116.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Business Precinct B3 O117 Precinct B3 provides primarily for Retail business Type 4 Showroom and Commercial business Type 1 Office uses; AND O118 Development within Precinct B3 comprises a <i>gross floor area</i> of— a) For Retail business Type 4 Showroom—up to 7,000m²; and b) For Commercial business—up to 11,000m²; AND O119 Where development is staged, Commercial business Type 1 Offices and other non-Retail business uses are developed as part of the first stage; AND O120 Dense vegetated screening is provided between the development and Eenie Creek Road; AND O121 Development has strong visual linkages to internal roads with no reliance on visual association with Eenie Creek Road; AND O122 Vehicular parking is provided on site within the precinct.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
11.43 Employment Precincts	
<p>Employment Precinct E1 O123 Precinct E1 is designed and located to form a key employment node in new knowledge industries, with the northern section developed for civic purposes;</p> <p>AND</p> <p>O124 The precinct is developed to provide for a major employment tenant in a new sector of business in Noosa, to which other business and sectors will cluster;</p> <p>AND</p> <p>O125 Development is designed and sited within a park like setting, with landscape treatment enhancing and forming an extension of the adjoining open space areas;</p> <p>AND</p> <p>O126 Development provides for strong visual links with Precincts B1, OS7 and E2;</p> <p>AND</p> <p>O127 Development has strong pedestrian and bikeway connectivity with Precincts B1, B2 and E6;</p> <p>AND</p> <p>O128 Development has strong business relationships with development in Precincts B1 and B2;</p> <p>AND</p> <p>O129 Development is expected to be staged consistent with market need;</p> <p>AND</p> <p>O130 Buildings generally have a presentation to the loop road;</p> <p>AND</p> <p>O131 Any Residential units are subordinate and ancillary to non-residential uses on site, supporting the business and community sectors;</p> <p>AND</p> <p>O132 Parking is provided on site, generally at the side, rear or underneath of buildings.</p>	<p>S123.1 Consistent civic uses provided for within the civic area of Precinct E1, include—</p> <ul style="list-style-type: none"> a) Central library; b) Art gallery; c) Performing arts centre; d) Community radio and sound studio; e) Council one-stop shop; f) Tourist information centre; g) Heritage information centre; h) Inter-regional transit centre; i) Park and ride facilities; j) Community meeting and gathering spaces; k) Public art, sculptures and murals; and l) Outdoor street entertainment. <p>S124.1 No solution provided</p> <p>S125.1 No solution provided</p> <p>S126.1 No solution provided</p> <p>S127.1 No solution provided</p> <p>S128.1 No solution provided</p> <p>S129.1 No solution provided</p> <p>S130.1 No solution provided</p> <p>S131.1 Residential Uses do not comprise more than 20% of the gross floor area of any development.</p> <p>S132.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Employment Precinct E2 O133 Development within Precinct E2 is designed and located to form a central employment node based on an educative and environmental research, with a strong environmental theme; AND O134 Uses promote strong business associations between this node and Precinct E1; AND O135 Buildings generally have a presentation to the loop road; AND O136 Car parking is provided for on site, generally at the side, rear or underneath of buildings; AND O137 Development has strong visual links with Precincts B1, OS7 and RES; AND O138 Development has strong pedestrian and bikeway connectivity with Precincts B1, E1 and RES; AND O139 Development has significant business relationships with development in Precincts B1 and B2; AND O140 Development is expected to be staged consistent with market needs.</p>	<p>No solution provided</p>
<p>Employment Precinct E3 O141 Development within Precinct E3 is designed and sited to form a key employment node based on environmental research and development, in accordance with the sensitivities of the surrounding area and promoting Noosa's position in pursuing environmental excellence; AND O142 The nature, design and operation of any use within Precinct E3 is compatible with uses in other precincts, including the open space functions in the Open Space Precincts and Industrial business uses in the Noosaville Industrial Estate; AND O143 Development has a significant business relationship with development in Precinct E4; AND O144 Development has strong pedestrian and bikeway connectivity with Precinct E4 and industrial land in the Noosaville Industrial Estate; AND O145 Vehicular parking is provided on-site.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Employment Precincts E4 and E5 O146 Development provides for the expansion of the Noosaville Industrial Estate; AND O147 Development in Precincts E4 and E5 recognises the role these precincts play in linking the Noosaville Industrial Estate to the Business Uses and open space functions within the Shire Business Centre site; AND O148 The nature, design and operation of any use in Precinct E4 and E5 is compatible and has strong relationships with development in other precincts, in particular, Business Uses in Precinct B3; AND O149 Development has strong pedestrian and bikeway connectivity with Precinct B1 and B3; AND O150 Vehicular parking is provided on-site; AND O151 Development complies with the Specific Outcomes for the Industrial Zone within this locality.</p>	<p>No solution provided</p>
<p>Employment Precinct E6 and E7 O152 Precincts E6 and E7 are designed and located to form an employment node with unspecified employment opportunities that may be developed in the later stages of the Shire Business Centre; AND O153 A mix of uses are developed with business associations formed between this node and Precinct E1; AND O154 The northern section of Precinct E6 contains an inter-regional transit facility; AND O155 Development has strong visual linkages with Precincts E1, OS1 and OS2; AND O156 Development has strong pedestrian and bikeway connectivity with Precincts B1 and E1; AND O157 Development in Precinct E7 is compatible with, and does not impact upon, the open space function of Precinct OS2; AND O158 Buildings generally have a presentation to the loop road; AND O159 Parking is provided on site, generally at the side, rear or underneath of buildings; AND O160 Any Residential units are subordinate and ancillary to non-residential uses on site, supporting the business and community sectors</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
11.44 Residential Precinct	
<p>O161 Residential development within Precinct RES is developed for Visitor accommodation such as motel units or hostels or centrally owned and managed Multiple housing in the form of <i>small dwelling units</i> for employees to support development in other precincts; AND O162 Development has strong visual linkages with Precinct OS4; AND O163 Development has strong pedestrian and bikeway connectivity with Precincts B1, E1 and E2; AND O164 Vehicular parking is provided on-site; AND O165 Development is staged, consistent with development in Precincts E1 and E2; AND O166 Development is compatible with and does not adversely impact upon the open space function of the adjoining Precinct OS4.</p>	<p>No solution provided</p>
<p>Streetscape and visual amenity O167 <i>Buildings</i> and other <i>structures</i>—</p> <ol style="list-style-type: none"> a) present a visual bulk and architectural scale that is consistent with <i>structures</i> on adjoining and nearby land; b) define, rather than dominate, the streetscape or surrounding public and private spaces; c) provide variation in building alignments by staggering or separating continuous walls into smaller sections to vary the elevation, create visual interest, and relieve building bulk; d) incorporate well articulated building forms with strong vertical design features which interrupt the line and plane, including windows, pergolas, sun shade devices, and variations in <i>balcony</i> styles; e) address all street frontages; f) vary and break up the roof form; g) present subtle changes in colours, textures and materials to break up the building facades; and h) integrate landscaping into the building design and car parking areas to provide visual relief and screening. 	<p>S167.1 Front and side elevations are designed to avoid blank imposing walls and bulky development forms by—</p> <ol style="list-style-type: none"> a) providing vertical articulation at minimum 5m intervals, at a minimum depth of 1m, through features such as stepped wall alignments, doorways, windows, covered entries and verandahs; and b) for 2 <i>storey buildings</i>, emphasising the floor levels in the front elevation through <i>decks, balconies</i> and stepping back <i>storeys</i> progressively from the street by at least 1.5m for any additional storey above ground level; <p>AND S167.2 Buildings have a maximum <i>wall length</i> is 15m and 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>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Residential entry and pedestrian access O168 The residential component of the <i>development</i> provides for—</p> <ul style="list-style-type: none"> a) separate identifiable residential entries; b) clearly defined and safe pedestrian accesses to <i>dwelling units</i> and <i>accommodation units</i> that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night; and c) clear identification of what is private versus public space by using features such as low walls, changes in surface texture or other landscape treatment. 	No solution provided
11.45 Recreation Mixed Use Precinct	
<p>O169 The precinct is used for minor recreation development or minor mixed use development, including business activity that need not be associated with the balance of the site; AND O170 Development is designed and managed to—</p> <ul style="list-style-type: none"> a) ensure the retention of the existing open space character and values and protection of adjacent natural park; and b) ensure there are no adverse impacts on the natural values of the adjoining national park as a result of the development; <p>AND O171 Development is low intensity and involves the retention of substantial existing vegetation.</p>	No solution provided

Division 25—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 11.22

column 1 Specific Outcomes	column 2 Probable solutions
11.46 Consistent uses	
<p>O172 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) Commercial business located on Lot 1 on RP900855 on corner of Goodchap Street and Eumundi-Noosa Road; b) Entertainment & Dining Types 1 or 2 where in conjunction with a Community Use; c) Industrial business Type 2 located on Lot 167 on SP173769 at Mill Street; d) Retail business Type 1 located on Lot 1 on RP900855 on corner of Goodchap Street and Eumundi-Noosa Road; 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
e) All Community Uses ; f) All Infrastructure Uses ; g) Ancillary dwelling unit ; and h) Multiple housing Type 3 .	
11.47 Inconsistent uses	
<p>O173 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) Commercial business if not located on Lot 1 on RP900855 on corner of Goodchap Street and Eumundi-Noosa Road; c) Entertainment and dining business Types 1 or 2 where not in conjunction with a Community use; d) Entertainment and dining Type 3; e) Home-based business; f) Industrial business if not Type 2 located on Lot 167 on SP173769 at Mill Street; g) Retail business Types 2, 3, 4, 5, 6 or 7; h) Retail business Type 1 if not located on Lot 1 on RP900855 on corner of Goodchap Street and Eumundi-Noosa Road; i) Detached house; j) Community residence; k) Multiple housing Types 2, 4 and 5; and l) Visitor accommodation 	No solution provided
11.48 Effects of use	
<p>Land uses</p> <p>O174 Wallace Park located off Eumundi-Noosa Road is developed for a range of sporting, cultural, community and educational uses to serve the needs of Noosa; AND O175 The Noosa Hospital and surrounding medical support services located on Goodchap Street are the primary medical focus for the coastal part of Noosa; AND O176 Lot 1 on RP900855 is developed as a community centre with limited office or retail uses; AND O177 The Good Shepherd Lutheran School, Noosaville State Primary School and land adjacent is developed for secondary education.</p>	<p>S174.1 No solution provided</p> <p>S175.1 The Noosa Hospital is supported by development of a small medical precinct located at Lot 1 on RP900855 on the corner of Goodchap Street and Eumundi-Noosa Road, Noosaville.</p> <p>S176.1 No solution provided</p> <p>S177.1 No solution provided</p>
<p>Visual amenity</p> <p>O178 Where land in the Community Services Zone is adjacent to the <i>major road network</i> or land in a <i>residential zone</i> appropriate <i>buffer areas</i> are incorporated into the development.</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>Co-location of community uses O179 Buildings and other structures are designed and sited to maximise opportunities for the co-location of community facilities and services.</p>	<p>No solution provided.</p>
<p>Car Parking & Access O180 Access to Lot 1 on RP900855 is obtained from Goodchap Street via a maximum of 2 crossovers.</p>	<p>No solution provided.</p>
<p>Noosa airport O181 The amenity of premises surrounding Noosa Airport are not adversely affected by the operations of the airport; AND O182 The existing and future operational requirements of the Noosa Airport, located off Weyba Drive, are protected.</p>	<p>No solution provided</p>
11.49 Built form	
<p>Streetscape & character O183 Uses and buildings are designed and located to ensure efficiency in pedestrian, parking and traffic movements to ensure the safety of users. AND O184 Buildings contribute positively to the streetscape through the use of— a) vertical and horizontal articulation in the front building façade; b) subtle changes in textures and materials to break up the building façades; and c) retention of mature vegetation; AND O185 Landscaping is integrated amongst buildings and within car parking areas; AND O186 Where land adjoins the major road network or land within a residential zone— a) development is appropriately buffered by vegetation or other screening; b) development is of a scale consistent with buildings in the adjoining residential zone; and c) buildings and other structures contribute to the streetscape and skyline; AND O187 Any premises adjacent to land in a residential zone has— a) a building scale that does not dominate the residential premises or the residential character of the streetscape; and b) landscaped setbacks consistent with that required for the residential zone.</p>	<p>No solution provided</p>

Division 26—Specific Outcomes and Probable Solutions for the Industry Zone

Table 11.23

column 1 Specific Outcomes	column 2 Probable solutions
11.50 Consistent uses	
<p>O188The following defined uses and use classes are consistent uses and are located in the Industry Zone—</p> <ul style="list-style-type: none"> a) Industrial business Types 1 or 2; b) Retail business Types 3, 5 or 6; c) Retail business Type 4 if a vehicle sales premises and located with frontage to Lionel Donovan Drive; d) Education Type 3 if trade related vocational training e) Emergency Service Type 2; f) Service and utility; g) Transport Types 1, 2 or 3; and h) Ancillary dwelling unit. 	No solution provided
11.51 Inconsistent uses	
<p>O189The following defined uses and use classes are inconsistent uses and are not located in the Industry Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business; e) Industrial business Type 3; f) Retail business Types 1, 2 or 7; g) Retail business Type 4 if not a vehicle sales premises located with frontage to Lionel Donovan Drive; h) Education if not Type 3 and trade related vocational training; i) Emergency Service Type 1; j) Open Space; k) Wellbeing; l) Transport Type 4; m) Detached house; n) Community residence; o) Multiple housing; and p) Visitor accommodation 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
11.52 Effects of use	
<p>Amenity O190 Uses are predominantly of an industrial nature ordinarily expected in an industrial estate with ancillary uses compatible with industrial businesses.</p> <p>O191 Industry business uses are located, designed and operated to avoid significantly changing the amenity enjoyed by users of surrounding premises.</p>	No solution provided.
<p>Storage of materials O192 Materials stored outside of <i>buildings</i> do not exceed half the height of the on-site <i>buildings</i>; OR O193 If there are no on-site <i>buildings</i>, the stored materials do not exceed 5m; AND O194 Storage areas are screened from the street and adjoining properties by <i>buildings</i>, landscaping or fencing.</p>	No solution provided
<p>Frontages O195 The frontage of each site contains landscaping without adversely screening the business or visitor carparking; AND O196 Vehicle display is focussed on and orientated towards Lionel Donovan Drive rather than Walter Hay Drive, Eumundi-Noosa Road or Eenie Creek Drive; AND O197 Development fronting Walter Hay Drive, Eumundi-Noosa Road and Eenie Creek Road is sympathetic to the character of the area and suitable for its position along the entry roads to the coastal urban part of Noosa.</p>	<p>S195.1 A landscaped building setback of 10m is to be provided to Walter Hay Drive, Eumundi-Noosa Road and Eenie Creek Road, unless this is the only frontage to the site, in which case it can be reduced to 6m; AND S195.2 This setback area is to include a minimum of 2m of <i>soft landscaping</i> behind which uncovered visitor carparking may be located; AND S196.1 There is no display of motor vehicle for sale or hire on Walter Hay Drive, Eumundi-Noosa Road or Eenie Creek Road frontages; AND S197.1 No direct vehicular access is taken off Eenie Creek Road or Walter Hay Drive where the property has access to any other road.</p>
<p>Environmental Protection O198 Industrial development is conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments and environmental processes.</p>	No solution provided.
11.53 Built form	
<p>Visual amenity and character O199 Buildings are designed and sited to provide visual interest and amenity by— a) providing well articulated <i>buildings</i> with strong horizontal and vertical design</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
elements and features; b) using a variety of external building materials within external walls where such walls are visible from the street; and c) providing for interesting and varied site layouts and roof designs; AND O200 Buildings are designed to provide for a range of potential users by allowing for adaptable floor plans and adequate floor to ceiling heights.	

Division 27—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 11.24

column 1 Specific Outcomes	column 2 Probable solutions
11.54 Consistent uses	
O201 The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone— a) Entertainment and dining business Type 1 Food and beverage where in conjunction with an Open Space Use; b) Entertainment and dining business Type 2; c) Emergency service Type 2; d) Open space; e) Wellbeing Type 2; f) Service and utility Type 2; g) Transport Type 1; h) Ancillary dwelling unit; and i) Visitor accommodation Type 2.	No solution provided
11.55 Inconsistent uses	
O202 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone— a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business Type 1 Where not in conjunction with an Open Space Use; d) Entertainment and dining business Type 3; e) Home-based business; f) Industrial business; g) Retail business; h) Education; i) Emergency service Type 1; j) Wellbeing Types 2, 3 or 4; k) Service and utility Types 1, 3 or 4; l) Transport Types 2, 3 or 4; m) Detached house;	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
n) Community residence ; o) Multiple housing ; and p) Visitor accommodation Types 1, 3 or 4	
11.56 Effects of use	
O203 Open space Type 1 uses do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby Residential Uses .	No solution provided
11.57 Built form	
O204 Buildings and other <i>structures</i> are designed and sited to— a) be attractive, comfortable and accessible to the public; b) provide suitable landscape treatment; and c) provide seating, lighting and other amenities conducive to community interaction, convenience and public safety.	No solution provided
11.58 Open space, environment and conservation	
Environmental values O205 Where land within the Open Space Recreation Zone has natural environmental values, these values are protected against any development impacts and determine the suitability of any land use; AND O206 Only uses that do not adversely impact on the natural environmental values of the land are established.	No solution provided.

Division 28—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 11.25

column 1 Specific Outcomes	column 2 Probable solutions
11.59 Consistent uses	
O207 The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone— a) Education Type 4 if an <i>information centre</i> and not in the Shire Business Centre Open Space Precincts; and b) Open Space Type 2 if not in the Shire Business Centre Open Space Precincts	No solution provided
11.60 Inconsistent uses	
O208 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone— a) If in the Shire Business Centre Open Space Precincts—All uses	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
b) Otherwise— <ul style="list-style-type: none"> i. All Agricultural Uses; ii. All Business Uses; iii. Education Types 1, 2, or 3; iv. Education Type 4 if not an <i>information centre</i>; v. Emergency service; vi. Open space Type 1; vii. Wellbeing; viii. All Infrastructure Uses; and ix. All Residential Uses. 	
11.61 Built Form	
O209 Buildings and structures are designed and sited to— <ul style="list-style-type: none"> a) be attractive, comfortable and accessible to the public; and b) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and convenience and public safety. 	No solution provided.
11.62 Open space, environment and conservation	
Public access O210 Access to the Noosa River, Weyba Creek, Eenie Creek and Lakes Doonella and Weyba is defined and controlled by the establishment of key access nodes with formalised communal paths, rather than informal tracks, which are designed and sited such that the level of environmental impact on these open space systems does not increase; AND O211 Existing impacts from public access are reduced or negated.	No solution provided
11.63 Shire Business Centre - Open Space Precincts	
All Open Space Precincts O212 Open Space Precincts are retained in their natural state, or enhanced through additional plantings along drainage lines and road reserves, and dedicated for <i>public open space</i> ; AND O213 Areas disturbed during construction activities are revegetated.	S212.1 No solution provided S213.1 Revegetation is carried out using species endemic to the Shire Business Centre site or species identified for the relevant landscape character area in <i>PSP3</i> Landscaping Plants and Guidelines.
Open Space Precincts OS1 and OS2 O214 Land and natural environmental values within Precincts OS1 and OS2 are conserved and appropriately managed to— <ul style="list-style-type: none"> a) protect vegetation communities and habitats of conservation significance; b) protect water quality in Eenie Creek; c) provide an ecological corridor and buffer along Eenie Creek; d) maintain open space and wildlife links between Doonan and Noosa National Park; 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>e) protect fauna of conservation significance (in particular the Elf Skink, Wallum Froglet and Silvia's Blind Snake) and</p> <p>f) buffer the National Park;</p> <p>AND</p> <p>O215 Development within Precincts OS1 or OS2 is limited to paths for pedestrian and bicycle access or for essential environmental management purposes;</p> <p>AND</p> <p>O216 Pedestrian and bicycle access is limited to designated tracks, shown on Schedule 4 - Shire Business Centre Map;</p> <p>AND</p> <p>O217 Vehicular access is restricted to access for essential environmental management purposes.</p>	
<p>Open Space Precinct OS3</p> <p>O218 Precinct OS3 provides for landscape screening between the site and Walter Hay Drive and Eenie Creek Road and ensures that development maintains an internal focus;</p> <p>AND</p> <p>O219 Land within Precinct OS3 is secured for open space purposes to ensure its long term availability for vegetation screening;</p> <p>AND</p> <p>O220 Existing vegetation of <i>local origin</i> within the precinct is retained;</p> <p>AND</p> <p>O221 Additional plantings to enhance screening and habitat values are established;</p> <p>AND</p> <p>O222 Those sections of OS3 that adjoin the roads linking Walter Hay Drive and Eenie Creek Road to the internal loop road are landscaped to form attractive and distinctive entry statements.</p>	<p>S218.1 No solution provided</p> <p>S219.1 No solution provided</p> <p>S220.1 No solution provided</p> <p>S221.1 Additional plantings consist of species indigenous to the Shire Business Centre site or species identified for the relevant landscape character area in <i>PSP3</i> Landscaping Plants and Guidelines.</p> <p>S222.1 No solution provided</p>
<p>Open Space Precincts OS4 and OS7</p> <p>O223 Precincts OS4 and OS7 comprise a substantial part of the existing natural drainage lines through the Shire Business Centre site and are either retained in their natural state or ecologically improved to ensure final polishing of runoff waters before they enter Eenie Creek.</p>	<p>No solution provided</p>
<p>Open Space Precincts OS5 and OS6</p> <p>O224 Precincts OS5 and OS6 are designed and treated with landscaping works to—</p> <p>a) provide a landscaped element adjacent to part of the internal loop road and between precincts;</p> <p>b) assist in providing a visual frame and reference for traffic on the loop road and for development in Precincts B3, E4 and E5; and</p>	<p>S224.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>c) provide internal habitat linkages; AND</p> <p>O225 Existing vegetation of <i>local origin</i> is retained and enhanced by additional plantings.</p>	<p>S225.1 Additional plantings consist of species endemic to the Shire Business Centre site or species identified for the relevant landscape character area in <i>PSP3</i> Landscaping Plants and Guidelines.</p>